

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
W/S Back River Neck Road, 3' N \* DEPUTY ZONING COMMISSIONER  
of Hopewell Avenue \* OF BALTIMORE COUNTY  
(110 Back River Neck Road) \* Case No. 93-35-X  
15th Election District  
5th Councilmanic District  
Salvo Auto Parts, Inc.  
Petitioner

AMENDED ORDER

This matter came before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the owner of the subject property, Salvo Auto Parts, Inc. and the Contract Lessee, Penn Advertising of Baltimore, to permit a 12' x 25' illuminated, double-faced advertising sign at the subject location.

The matter was heard on September 24, 1992 at 9:00 AM in Room 118 of the Old Courthouse. A decision was rendered by Order issued October 15, 1992 which granted a sign of 10' x 20' in lieu of the 12' x 25' requested, subject to restrictions. The size of the sign was reduced because it was the belief of this Deputy Zoning Commissioner that other outdoor advertising signs in this area were smaller than the 12' x 25' sign requested pursuant to this hearing.

By letter dated October 29, 1992, Counsel for the Petitioner requested that I reconsider my decision regarding the size of the sign and the required planter box which was to be placed around the support post of said sign.

Acting upon the Petitioner's request for reconsideration, I personally inspected the two outdoor advertising signs situated in the Country Ridge Shopping Center parking lot. I also inspected the outdoor advertising sign situated on Old Eastern Avenue near its intersection with Back

River Neck Road, that intersection being known as Josenhan's Corner. After inspecting the size of those signs, it became apparent to this Deputy Zoning Commissioner that the size of the sign requested by the Petitioner in this case was consistent with other signs currently existing in that area. Therefore, the Order issued October 15, 1992 shall be amended to permit an outdoor advertising sign of 12' x 25' in size.

Also, the Petitioner submitted photographs of the single pole side mount support system used by Penn Advertising for various other outdoor advertising signs in the Metropolitan area. Given the type of support structure proposed by the Petitioner, I find it shall not be necessary for the Petitioner to construct a planter box around the base of that pole.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of January, 1993 that the Order issued October 15, 1992 be and the same is hereby amended as follows:

- 1) The Petitioner shall be permitted to construct and erect a 12' x 25' illuminated double-faced advertising sign at the subject location.
- 2) The Petitioner shall not be required to construct a planter box around the base of the support post for said sign, and as such, the requirement imposed in Restriction No. 4 of the Order issued October 15, 1992 shall be eliminated.

IT IS FURTHER ORDERED that any appeal of this modification shall be made within thirty (30) days of the date of this Order. A copy of this Amended Order shall be mailed to the Protestants who appeared at the hearing, namely, James R. Creamer, 104 Back River Neck Road, Baltimore, Maryland 21221, and Nellie Butler, President of the East Hopewell Avenue Community Association, 1655 Hopewell Avenue, Baltimore, Maryland 21221. Any appeal taken by any aggrieved party shall be made within thirty (30) days of the date of this Amended Order.

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IT IS FURTHER ORDERED that all other terms and conditions of the Order issued October 15, 1992 shall remain in full force and effect.

*Timothy M. Butrood*  
TIMOTHY M. BUTROOD  
Deputy Zoning Commissioner  
for Baltimore County

TWK:bjs

cc: Fred M. Lauer, Esquire  
3001 Remington Avenue, Baltimore, Md. 21211

Mr. William P. Monk  
222 Bosley Avenue, Towson, Md. 21204

Mr. James R. Creamer  
104 Back River Neck Road, Baltimore, Md. 21221

Ms. Nellie Butler  
1655 Hopewell Avenue, Baltimore, Md. 21221

People's Counsel; File

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IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
W/S Back River Neck Road, 3' N \* DEPUTY ZONING COMMISSIONER  
of Hopewell Avenue \* OF BALTIMORE COUNTY  
(110 Back River Neck Road) \* Case No. 93-35-X  
15th Election District  
5th Councilmanic District  
Salvo Auto Parts, Inc.  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Salvo Auto Parts, Inc., by Joseph C. Salvo, Jr., and the Contract Lessee, Penn Advertising of Baltimore, by and through their attorney, Fred M. Lauer, Esquire. The Petitioner requests a special exception to permit one (1) 12' x 25' illuminated, double-faced advertising sign structure on the subject property, pursuant to Section 413.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as more particularly described on Petitioner's Exhibit 1.

Appearing and testifying on behalf of the Petition were Belinda Torres with Penn Advertising, William P. Monk, Land Use Planning Consultant, and John W. Erdman, a Traffic Expert. Appearing as Protestants in the matter were James R. Creamer, adjacent property owner, and Nellie Butler, President of the East Hopewell Avenue Community Association.

Testimony indicated that the subject property, known as 110 Back River Neck Road, consists of 9,986 sq.ft., zoned B.L.-C.S.2 and is an unimproved gravel lot. The Petitioner has entered into a lease agreement with the Contract Lessee to erect a 12' x 25' advertising sign on the subject property in the location shown on Petitioner's Exhibit 1. William Monk testified as to the surrounding uses and discussed the signage that

currently exists along Back River Neck Road. Mr. Monk testified that in his expert opinion, the Petitioner's request satisfies the requirements of Section 502.1 of the B.C.Z.R. and will not result in any detriment to the surrounding uses. Mr. Monk submitted various pictures of the surrounding area and existing signage to support the Petitioner's position.

John Erdman appeared and testified on behalf of the Petition. He testified that in his expert opinion, the proposed sign at the location shown on Petitioner's Exhibit 1 would have no adverse effect on traffic using Back River Neck Road and Hopewell Avenue. Mr. Erdman presented a Literature Search that he prepared regarding the effects of outdoor advertising signs on the safety of motorists. His conclusion was that the proposed sign will have no adverse effects on the health, safety or general welfare of the surrounding community.

Appearing and testifying in opposition to the relief requested was James Creamer, one of the owners of the adjoining tavern known as The Loft Lounge. Mr. Creamer testified that in his opinion the addition of a billboard sign at this location would be a severe eyesore to the community. He further testified that many of his patrons drive across the subject property when entering his establishment and that the proposed sign could interfere with the free flow of traffic in and out of his business.

Also appearing in opposition to the Petitioner's request was Nellie Butler. Ms. Butler testified that the East Hopewell Avenue Community Association is opposed to the size of the proposed sign as well as the location for said sign as shown on Petitioner's Exhibit 1. Ms. Butler testified that as a Christian community, the residents are concerned about the kinds of advertisements that are displayed on these types of billboard signs. She further testified that she resides on Hopewell Avenue and

- 2 -

finds it difficult to negotiate the turn onto Back River Neck Road at this intersection. Ms. Butler stated that traffic is always heavy during rush hour and an additional sign at this location would contribute to an already dangerous traffic situation.

The Office of Planning and Zoning submitted comments expressing concern that this particular sign would be visible to nearby residents. While I agree that the proposed sign would be visible to nearby residents, I find that the visibility of this sign is no different than that of the multitude of other signs currently existing on Back River Neck Road. I find that an additional sign at this location would be no more offensive than the satellite dish which exists on the roof of the Loft Lounge, the illuminated sign for the Loft Lounge, the sign for the existing Amoco service station situated nearby, or the large advertising sign for Pizza John's and the 10-foot tall illuminated caricature of a pizza man situated in the front yard of that establishment. Therefore, I find that the visibility of the subject sign to nearby residents is not a sufficient reason to deny the Petitioner's request.

The photographs of the subject property which were submitted into evidence demonstrate that the proposed location for the subject sign is in an area heavily travelled by customers who frequent the nearby packaged goods store and the tavern owned by Mr. Creamer. Therefore, it is clear that the proposed location for the subject sign could pose a potential problem to patrons of Mr. Creamer's establishment.

In light of the concerns raised by the Protestants as to the size of the proposed sign and its location on the subject property, I find that it would be in the best interests of the community to require that the

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size of the sign be reduced to 10' x 20'. I also find that said sign should be relocated on the subject property.

Testimony revealed that the support post for this sign is situated directly in front of parking spaces reserved for 5 minute parking. These parking spaces are set aside for patrons to quickly maneuver in and out of the packaged goods store. The support post of the proposed sign would directly interfere with the efficient flow of traffic into the Loft Lounge. The Petitioner shall therefore relocate the sign further away from the curb along Back River Neck Road. The support post for the proposed sign shall be moved further away from the curb along Back River Neck Road to approximately the same distance as the telephone pole which currently exists on the parking lot of the Loft Lounge. This would allow vehicles to use the parking spaces marked with the yellow arrows for ingress and egress to the Loft Lounge and should not hamper the free flow of traffic on this lot.

Further, given the fact that the support post for the proposed sign will be situated on a parking lot, the Petitioner shall provide a barrier around the base of the sign to prevent vehicles from accidentally striking its support post. Therefore, the Petitioner shall construct around the base of the sign a 4-foot high planter box, circular in design, with a diameter of approximately 6 feet. Said planter box shall be regularly maintained by the Petitioner, including the replacement of any dead or dying vegetation and the repair/maintenance of the planter box itself.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore,

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fore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Exception, as modified herein, shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of October, 1992 that one 10' x 20' illuminated, double-faced advertising sign may be located on the subject property

- 5 -

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/5/92  
By [Signature]

ty, pursuant to Section 413.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the revised site plan to be submitted, and as such, the Petition for Special Exception is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within thirty (30) days of the date of this Order and prior to the issuance of any sign permits, Petitioner shall submit a revised site plan incorporating the modified relief granted herein. Said plan shall include the relocation of the proposed sign and the required planter box.

3) The Petitioner shall locate the subject sign so that the support posts for said sign are situated at approximately the same distance from the curb of Back River Neck Road as the existing telephone pole located on the parking lot of The Loft lounge.

4) The Petitioner shall cause to be constructed a planter box, 4' in height and 6' in diameter at the base of the proposed sign, with suitable vegetation planted therein. Said planter box shall be regularly maintained, including the replacement of any dead or dying vegetation and the repair/maintenance of the planter box itself.

5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 15, 1992

(410) 887-4386

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE: PETITION FOR SPECIAL EXCEPTION  
W/S Back River Neck Road, 3' N of Hopewell Avenue  
(110 Back River Neck Road)  
15th Election District - 5th Councilmanic District  
Salvo Auto Parts, Inc. - Petitioner  
Case No. 93-35-X

Dear Mr. Lauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception, as modified herein, has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

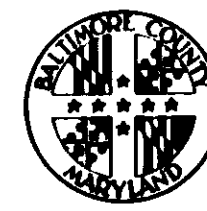
cc: Mr. William P. Monk  
222 Bosley Avenue, Towson, Md. 21204

Mr. James R. Creamer  
104 Back River Neck Road, Baltimore, Md. 21221

Ms. Nellie Butler  
1655 Hopewell Avenue, Baltimore, Md. 21221

People's Counsel

File



Petition for Special Exception  
to the Zoning Commissioner of Baltimore County

for the property located at 110 Back River Neck Road  
which is presently zoned BL-CS-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

One (1) 12' x 25' illuminated double face advertising sign structure,  
(Section 413.3 BCZR)

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expense of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract/Purchaser/Lessee

Penn Advertising of Baltimore

(Type or Print Name)

Signature

3001 Remington Avenue

Baltimore, MD 21211

City State Zip

Attorney for Petitioner

Fred M. Lauer

(Type or Print Name)

Signature

3001 Remington Avenue

Baltimore, MD 21211

City State Zip

Legal Owner(s)

Salvo Auto Parts, Inc.

(Type or Print Name)

Signature

14 Back River Neck Road

Baltimore, MD 21221

City State Zip

Witness

William Monk

(Type or Print Name)

222 Bosley Ave., Towson, MD 494-8931

Baltimore, MD 21204

City State Zip

Office Use Only

ESTIMATED LENGTH OF HEARING

By following date: \_\_\_\_\_ Next Two Months

ALL OTHER DATE

REVIEWED BY: \_\_\_\_\_ DATE

93-35-X

#37

ZONING DESCRIPTION  
OUTDOOR ADVERTISING SIGN EASEMENT  
110 BACK RIVER NECK ROAD  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT 92 FEET, MORE OR LESS, ALONG THE WEST SIDE OF BACK RIVER NECK ROAD, 60 FEET WIDE, FROM THE CENTERLINE OF HOPEWELL AVENUE, 3 FEET FROM THE END OF THE NORTH 55 DEGREES, 20 MINUTES, 12 SECONDS EAST, 164.15 FOOT DIVISION LINE BETWEEN LOTS 5 AND 6, OF PLAT # 3 BELONGING TO HENRY HOMBERG RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 7, FOLIO 129, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 34 DEGREES, 39 MINUTES, 48 SECONDS EAST, 15 FEET
  2. SOUTH 55 DEGREES, 20 MINUTES, 12 SECONDS WEST, 30 FEET
  3. NORTH 34 DEGREES, 39 MINUTES, 48 SECONDS WEST, 15 FEET
  4. NORTH 55 DEGREES, 20 MINUTES, 12 SECONDS EAST, 30 FEET
- TO THE POINT OF BEGINNING.  
CONTAINING 450 SQUARE FEET OF LAND, MORE OR LESS.



(BFB-8)-BACKRIV.ZON

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 9/2/92  
Posted for: Special Exception  
Petitioner: Salvo Auto Parts, Inc. 9/2/92  
Location of property: 110 Back River Neck Road (110) 3' N of Hopewell Ave.  
Location of Sign: 110 Back River Neck Road, 3' N of Hopewell Ave.  
Remarks: See attached map and photos of property.  
Posted by: [Signature] Date of return: 9/4/92  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 21, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 20, 1992.

THE JEFFERSONIAN,

S. Zake Oliver  
Publisher

CASE NUMBER: 93-35-X (Item 37)  
W/S Back River Neck Road, 3' N of Hopewell Avenue  
110 Back River Neck Road  
15th Election District - 5th Councilmanic District  
Legal Owner(s): Salvo Auto Parts, Inc.  
Lessee: Penn Advertising of Baltimore  
HEARING: THURSDAY, SEPTEMBER 24, 1992  
at 9:00 a.m. in Rm. 118, Old Courthouse  
Special Exception for one 12 ft. x 25 ft. illuminated double-face advertising sign structure.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 8/04/92 Account: R-001-6190  
Number: H9300037  
PUBLIC HEARING FEES CITY PRICE  
050 - SPECIAL EXCEPTION 1 X \$300.00  
TOTAL: \$300.00  
LAST NAME OF OWNER: SALVO AUTO PARTS  
04A040016161CHRC \$300.00  
04 000242PH08-04-92  
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 9/21/92 Account: R-001-6190  
Number: H9300055  
PUBLIC HEARING FEES CITY PRICE  
080 - POSTING SIGNS / ADVERTISING 1 X \$62.69  
TOTAL: \$62.69  
LAST NAME OF OWNER: SALVO AUTO PARTS  
04A040039161CHRC \$62.69  
04 0004100PH09-21-92  
Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 9-4-92

Penn Advertising of Baltimore  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE:

CASE NUMBER: 93-35-X (Item 37)  
W/S Back River Neck Road, 3' N of Hopewell Avenue  
110 Back River Neck Road  
15th Election District - 5th Councilmanic District  
Legal Owner(s): Salvo Auto Parts, Inc.  
Lessee: Penn Advertising of Baltimore  
HEARING: THURSDAY, SEPTEMBER 24, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 62.69 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE SIGNING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE VOID. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARLENE JARON  
DIRECTOR

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 13, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-35-X (Item 37)  
W/S Back River Neck Road, 3' N of Hopewell Avenue  
110 Back River Neck Road  
15th Election District - 5th Councilmanic District  
Legal Owner(s): Salvo Auto Parts, Inc.  
Lessee: Penn Advertising of Baltimore  
HEARING: THURSDAY, SEPTEMBER 24, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for one 12 ft. x 25 ft. illuminated double-face advertising sign structure.

Lawrence E. Schmidt  
Zoning Commissioner of  
Baltimore County

cc: Salvo Auto Parts, Inc.  
Penn Advertising of Baltimore/Fred Lauer, Esq.  
William Monk

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

September 8, 1992 (410) 887-3353

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, MD 21211

RE: Item No. 37, Case No. 93-35-X  
Petitioner: Salvo Auto Parts, et al  
Petition for Special Exception

Dear Mr. Lauer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 4th day of August, 1992

ARNOLD JABLON  
DIRECTOR

Received By:  
W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Salvo Auto Parts, et al  
Petitioner's Attorney: Fred M. Lauer

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Development Review Committee Response Form  
Authorized signature: [Signature] Date: 8/31/92

Project Name: Stonegate at Patapsco (Azeal Property)  
File Number: 90476  
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ James And Linda Heier	35	8-24-92	NC
DED DEPRM RP STP TE			
✓ Allan L. Snyder Et. Al.	36		NC
DED DEPRM RP STP TE			
✓ Salvo Auto Parts			NC
DED DEPRM RP STP TE			
✓ Adela M. Lombardi And Florence Kunsky	38		NC
DED DEPRM RP STP TE			
✓ Helaine G. And Melvin R. Trosch	39		NC
DED DEPRM RP STP TE			
✓ Baltimore Country Club of Baltimore City	40		NC
DED DEPRM RP STP TE			
✓ Robert E. And Cynthia A. Lyons	43		NC
DED DEPRM RP STP TE			
✓ Perring Woods Court Corporation	44		NC
DED DEPRM RP STP TE			
✓ Perring Woods Court Corporation	45		NC
DED DEPRM RP STP TE			
✓ Helen Mooney Murphy	46		NC
DED DEPRM RP STP TE			
✓ Michael E. Turley	47		comment
DED DEPRM RP STP TE			

DPM/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature: [Signature] Date: 8/31/92

Project Name: Stonegate at Patapsco (Azeal Property)  
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✓ Salvo Auto Parts			NC
DED DEPRM RP STP TE			
✓ Adela M. Lombardi And Florence Kunsky	38		NC
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DED DEPRM RP STP TE			
✓ Perring Woods Court Corporation	44		NC
DED DEPRM RP STP TE			
✓ Perring Woods Court Corporation	45		NC
DED DEPRM RP STP TE			
✓ Helen Mooney Murphy	46		NC
DED DEPRM RP STP TE			
✓ Michael E. Turley	47		NC
DED DEPRM RP STP TE			

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature: [Signature] Date: 8/31/92

Project Name: Stonegate at Patapsco (Azeal Property)  
File Number: 90476  
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ James And Linda Heier	35	8-24-92	No Comment
DED DEPRM RP STP TE			
✓ Allan L. Snyder Et. Al.	36		In process
DED DEPRM RP STP TE			
✓ Salvo Auto Parts	37		No Comments
DED DEPRM RP STP TE			
✓ Adela M. Lombardi And Florence Kunsky	38		In process
DED DEPRM RP STP TE			
✓ Robert E. And Cynthia A. Lyons	43		In process
DED DEPRM RP STP TE			
✓ Michael E. Turley	47		In process
DED DEPRM RP STP TE			
✓ James Enterprises	48		In process
DED DEPRM RP STP TE			
✓ White Marsh Joint Venture	49		In process
DED DEPRM RP STP TE			
✓ Salvo Realty, Inc.	50		In process
DED DEPRM RP STP TE			
✓ Chester L. And Virginia J. Farley	52		In process
DED DEPRM RP STP TE			
✓ Ritz Enterprises	55		In process
DED DEPRM RP STP TE			
✓ Glenda L. Mosley	56		No Comments
DED DEPRM RP STP TE			

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(410) 887-4500

AUGUST 12, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: SALVO AUTO PARTS, INC.  
Location: #110 BACK RIVER NECK ROAD  
Item No.: + 37 (WCR) Zoning Agenda: AUGUST 17, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]  
Planning Group  
Special Inspection Division

JP/KEK

RECEIVED  
AUG 17 1992  
ZONING OFFICE

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature: [Signature] Date: 8/31/92

Project Name: Stonegate at Patapsco (Azeal Property)  
File Number: 90476  
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Alfred Pinkard	28	8-10-92	
DEPRM RP			
✓ Bee Tree Partnership	30		No Comment
DEPRM RP			
✓ Albert F. Baumgart	31		No Comment
DEPRM RP			
✓ Edith B. Ransom	32		No Comment
DEPRM RP			
✓ Michael And Patricia A. Perholtz	33		No Comment
DEPRM RP			
✓ Charles C., Sr. And Patricia G. Chelbda	34		No Comment
DEPRM RP			

COUNT 6

File Number	Waiver Number	Zoning Issue	Meeting Date
✓ James And Linda Heier	35	8-24-92	
DED DEPRM RP STP TE			
✓ Allan L. Snyder Et. Al.	36		No Comment
DED DEPRM RP STP TE			
✓ Salvo Auto Parts	37		No Comment
DED DEPRM RP STP TE			
✓ Adela M. Lombardi And Florence Kunsky	38		No Comment
DED DEPRM RP STP TE			
✓ Helaine G. And Melvin R. Trosch	39		No Comment
DED DEPRM RP STP TE			
✓ Baltimore Country Club of Baltimore City	40		No Comment
DED DEPRM RP STP TE			

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

August 31, 1992 (410) 887-3353

William Monk  
William Monk, Inc.  
222 Bosley Avenue  
Towson, MD 21204

RE: Preliminary Petition Review (Item #37)  
Legal Owner: Salvo Auto Parts, Inc.  
Lessee: Penn Advertising of Baltimore  
110 Back River Neck Road  
15th Election District

Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has not revealed any unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact Laurence Goetz at 887-3391.

Very truly yours,  
W. Carl Richards, Jr.  
Zoning Coordinator

By: Laurence J. Goetz  
Planner I

LJG:scj  
Enclosure

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: September 15, 1992

SUBJECT: 110 Back River Neck Road

INFORMATION:  
Item Number: 37

Petitioner: Salvo Auto Parts, Inc.

Property Size: 9986 Square Feet

Zoning: BL-CO-2

Requested Action: Special Exception

Hearing Date:

**SUMMARY OF RECOMMENDATIONS:**  
This petitioner is requesting a special exception for one 12' x 25' illuminated double face advertising sign structure.

The Office of Planning and Zoning recommends **DENIAL** of the petitioner's request.

Located 150 feet from the proposed outdoor advertising sign are existing residences on both sides of Hopewell Avenue. A 25 feet high, illuminated sign would be very visible to these residents from that location and would be a detriment and a distraction to those residents.

Prepared by: Francis M. McKee

Division Chief: Erin M. McDaniel

PK/EMCD/FM:rdn

37.ZAC/ZAC1

**Penn Adv.**  
PENN ADVERTISING OF BALTIMORE, INC.

October 29, 1992

RECEIVED  
4 1992  
ZONING COMMISSIONER

Mr. Timothy M. Kotroco, esq.  
Deputy Zoning Commissioner  
Baltimore County Government  
Suite 113, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Kotroco:

Thank you for meeting with us on Monday regarding your decision rendered in the Petition for Special Exception for Back River Neck Road (Case No. 93-35-X). Pursuant to our conversation, attached is a copy of our permits for the signs at Country Ridge Shopping Center and 7937 Eastern Avenue. Please note that Country Ridge is for two 12' x 25' poster panels and the Eastern Avenue location is for side by side poster panels up to 600 square feet (two 12' x 25' panels). As stated in our conversation, we would request that the order be amended to allow for our standard 12' x 25' poster panel at this location.

Enclosed also please find several photographs of 12' x 25' poster panels built with a side mount. The standard diameter for a single pole up to 40 feet high is 30 inches. We would propose to relocate the pole approximately 29 feet from the sidewalk in order that the pole is located in line with the dumpster and so that two lanes of traffic can flow through the parking lot.

Coincidentally, the owner of The Loft spoke to me yesterday when I was on the site measuring the distance from the sidewalk. He requested that we move the pole to our proposed location. He also stated that a planter box at the current location would cause more traffic flow problems from his property.

Thank you again for discussing this matter with us. I believe we have addressed the issues and concerns mentioned at the meeting. Please advise me or Bill Monk on how next to proceed in this matter.

Very truly yours,  
Fred M. Lauer  
Fred M. Lauer

FML:km

Enclosures

cc: Mr. James W. Fisher II  
Mr. William P. Monk

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

DP 3  
1/79

**Permit**

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE ISSUED: 10/29/92

PERMIT NO: 132855

PROJECT NO: 81-4690 15 21

BUILDING ADDRESS: 7937 EASTERN BLVD.

OWNER'S NAME: PENNSYLVANIA RAILROAD-CHESAPEAKE

MAILING ADDRESS: 17 EAST 45TH ST., NEW YORK, N. Y. 10017

TENANT: POSTER AND KLEISER, 3001 REMINGTON AVE., BALTO., MD. 21211

ENGINEER OR ARCHITECT: [Signature]

DATE CONTRACT MADE: 10/29/92

DATE OF PERMIT: 10/29/92

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

**A. TYPE OF IMPROVEMENT**

1. ☒ NEW BUILDING CONSTRUCTION

2. ☐ ADDITION

3. ☐ ALTERATION

4. ☐ REPAIR

5. ☐ WRECKING (ENTER NO. UNITS DEMOLISHED)

6. ☐ MOVING

7. ☐ OTHER

**B. OWNERSHIP**

1. ☐ PRIVATELY OWNED

2. ☐ PUBLICLY OWNED

ESTIMATED COST OF MATERIAL & LABOR: \$1,600

ESTIMATED USER: GENERAL ADVERTISING

**C. TYPE OF USE**

RESIDENTIAL

1. ☐ ONE FAMILY

2. ☐ TWO FAMILY

3. ☐ THREE AND FOUR FAMILY

4. ☐ FIVE OR MORE FAMILY (ENTER NO. UNITS)

5. ☐ SWIMMING POOL

6. ☐ GARAGE

7. ☐ OTHER

NON-RESIDENTIAL

8. ☐ AMUSEMENT/RECREATION/PLACE OF ASSEMBLY

9. ☐ CHURCH/OTHER RELIGIOUS BUILDING

10. ☐ FENCE (HEIGHT: \_\_\_\_\_ FEET)

11. ☐ INDUSTRIAL STORAGE BUILDING

12. ☐ PARKING GARAGE

13. ☐ SERVICE STATION/REPAIR GARAGE

14. ☐ HOSPITAL/INSTITUTIONAL/NEEDS HOME

15. ☐ OFFICE, BANK, PROFESSIONAL

16. ☐ PUBLIC UTILITY

17. ☐ SCHOOL/CLUB/OTHER EDUCATIONAL

18. ☐ STONE

19. ☐ MERCANTILE

20. ☐ RESTAURANT

21. ☐ SWIMMING POOL (AND HEALTH REPT. APPR. REQ.)

22. ☐ TRANSIENT HOTEL, MOTEL, AND UNITS

23. ☐ OTHER

24. ☐ PROPOSED USER: GENERAL ADVERTISING

**THIS PERMIT MUST BE POSTED**  
SEE OTHER SIDE FOR INSPECTIONS

Revised January 2, 1992

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND LICENSES  
County Office Building, Towson 4, Md.

No. 2903

District: 15

Date: July 7, 1994

Subdivision

This Sign Permit Is Hereby Granted To

Country Ridge Shopping Center, Inc.

c/o Hillcrest Mobile Homes Sales

Pulaski Highway & Allender Road

White Marsh, Md. 21162

Location: 7937 Eastern Avenue, Baltimore, Md. 21211

Projecting Sign: NO FLASHING ILLUMINATION

Flash Sign: NO FLASHING ILLUMINATION

Standing Sign: NO FLASHING ILLUMINATION

Height: 12'

Width: 25'

Thickness: 1"

Clearance from Ground: 10'

Type of Illumination: Single or Double Faced

Setback of Sign (Free Standing): 105 ft. If Corner Lot: \_\_\_\_\_ ft. from side street.

From C/L of Back River Neck Rd. \_\_\_\_\_ inches from face of Building.

Projecting Sign: \_\_\_\_\_ inches from face of Building.

Complete Description, Dimensions, Etc.: Retail Store signs or advertising of any type cannot be erected on any building or structure within 660 feet of the state roads right of way, unless first approved by the Maryland State Roads Commission.

Issued By: [Signature]

Fee Paid \$: 20.00

This Permit shall be kept on the premises open to public inspection during the prosecution of the work and until completion of same. LIMITATION: After a new building permit is issued, if the operation or work authorized and approved hereunder is not commenced within six (6) months after the issue, or if, after commencement of the operation or work, the operation or work is suspended or discontinued for a period of one year, then, in either case, the said permit shall be null and void, and no operation or work shall be again commenced unless and until another proper permit shall have been issued for such work.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

BELINDA TORRES 1303 BOWSAL ST 21204

JOHN W. FROMAN 8100 LASALLE AVE 21206

BILL MONK 222 BOWLEY AVE 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS

JAMES H. CREAMER 104 BACK RIVER NECK RD

NEVILLE BUTLER 1655 HOPWELL AVE 21221

**Penn Adv.**  
PENN ADVERTISING OF BALTIMORE, INC.

MEMORANDUM

TO: Belinda Torres - Real Estate Representative

FROM: Steve Southern - General Sales Manager

DATE: September 21, 1992

RE: New build - 110 Back River Neck Road

Listed below are some of the local businesses which our salespeople would contact if we are granted permission to build at the Back River Neck Road location:

The Loft  
McDonald's  
Pizza Johns  
Amoco  
Ames  
Hardees  
A-1 Crab House  
Corner Inn  
Sunoco  
7-11

PETITIONER'S  
EXHIBIT 1

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

**Penn Adv.**  
PENN ADVERTISING OF BALTIMORE, INC.

FACT SHEET -- PENN ADVERTISING OF BALTIMORE -- BALTIMORE COUNTY

TOTAL LEASES - BALTIMORE COUNTY: 77

ANNUAL PAYMENTS: \$96,463.00

NUMBER OF FACES IN BALTIMORE COUNTY:

YEAR	FACES	# OF LOCATIONS
1980	331	199
1991	227	130

TOTAL FACES LOST IN BALTIMORE COUNTY 1980-1991: -104 // .33%

NUMBER OF BALTIMORE COUNTY BUSINESSES USING PENN ADVERTISING IN LAST 2 (TWO) YEARS: 88

PETITIONER'S  
EXHIBIT 2

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore MD 21211 (301) 235-8820

**PETITIONER'S EXHIBIT 3**  
WILLIAM MONK, INC.

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**SURROUNDING LAND USE**

110 BACK RIVER NECK ROAD @ HOPWELL

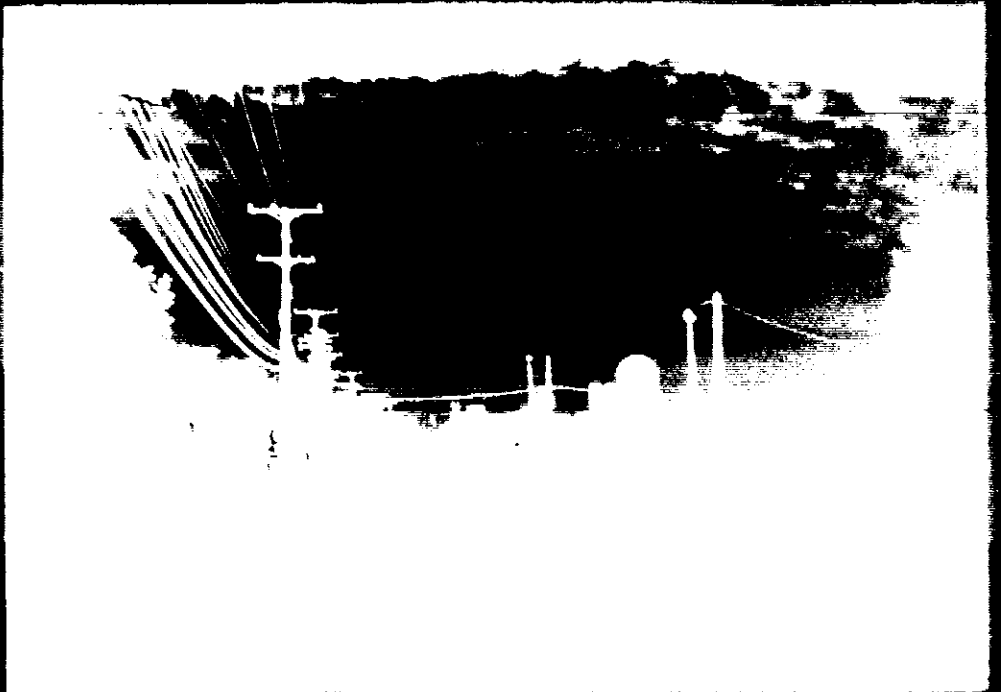
[Photograph of surrounding land use]




**PETITIONER'S EXHIBIT 4**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300

**VIEW SOUTH**





**VIEW NORTH**



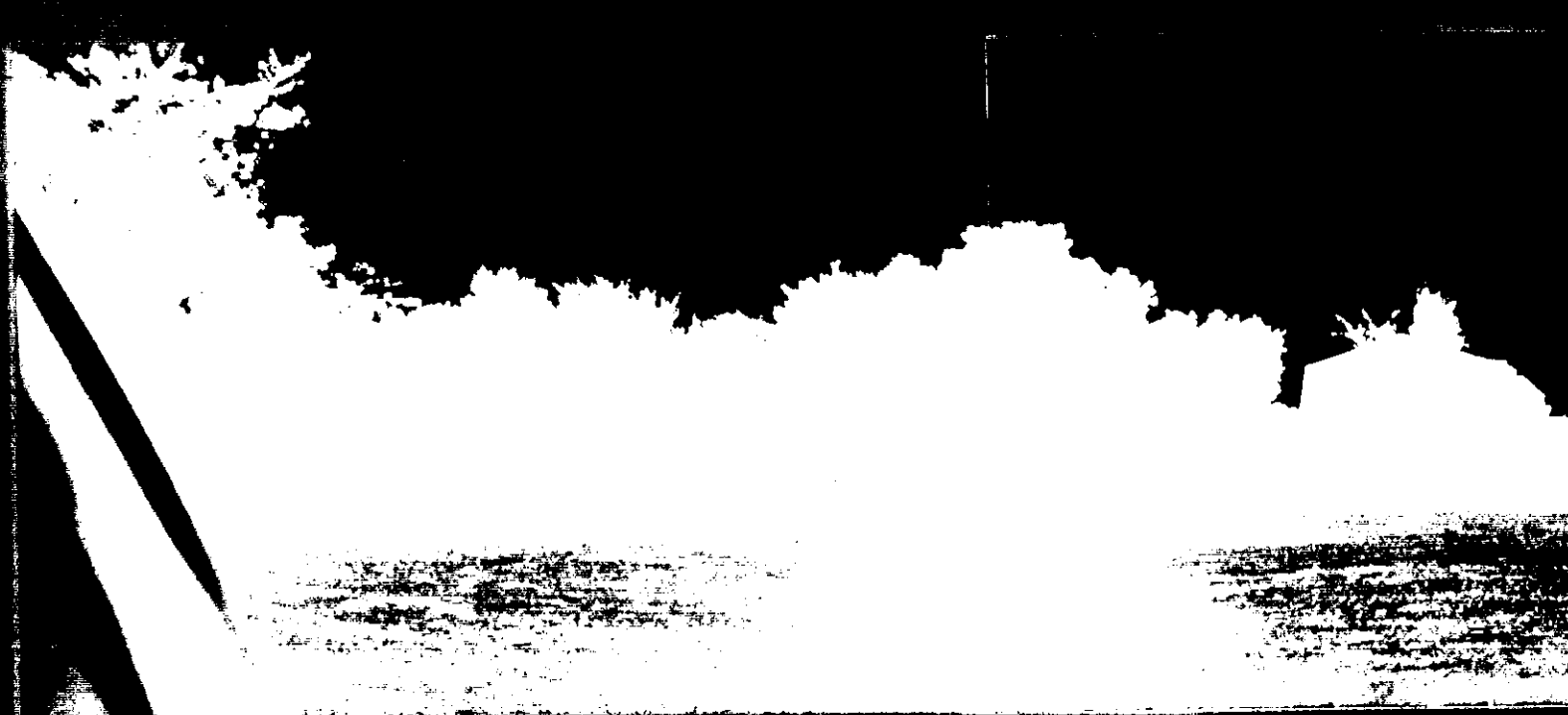
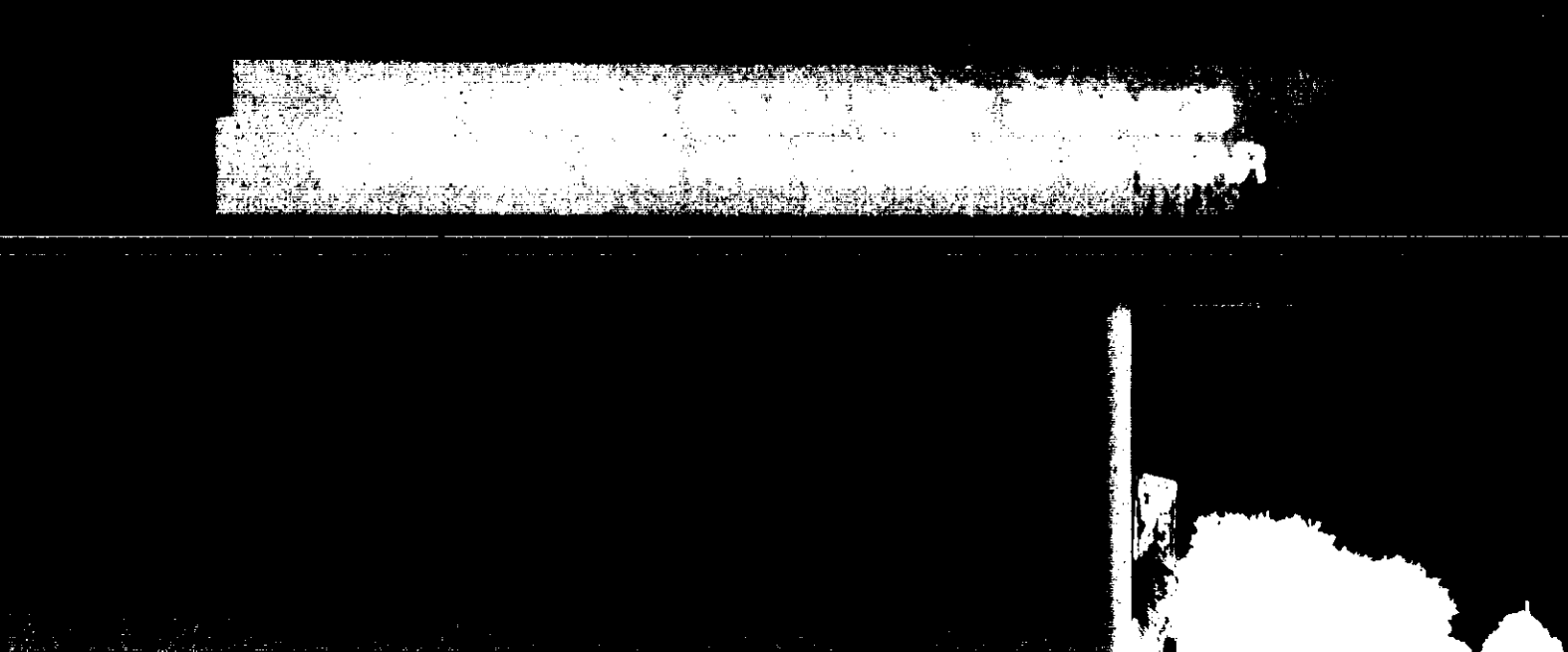
**PETITIONER'S EXHIBIT 5**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300

**PETITIONER'S EXHIBIT 6**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING


WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300

**PETITIONER'S EXHIBIT 7**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300


**VIEW OF SITE LOOKING NORTH FROM HOPEWELL**



**PETITIONER'S EXHIBIT 8**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300

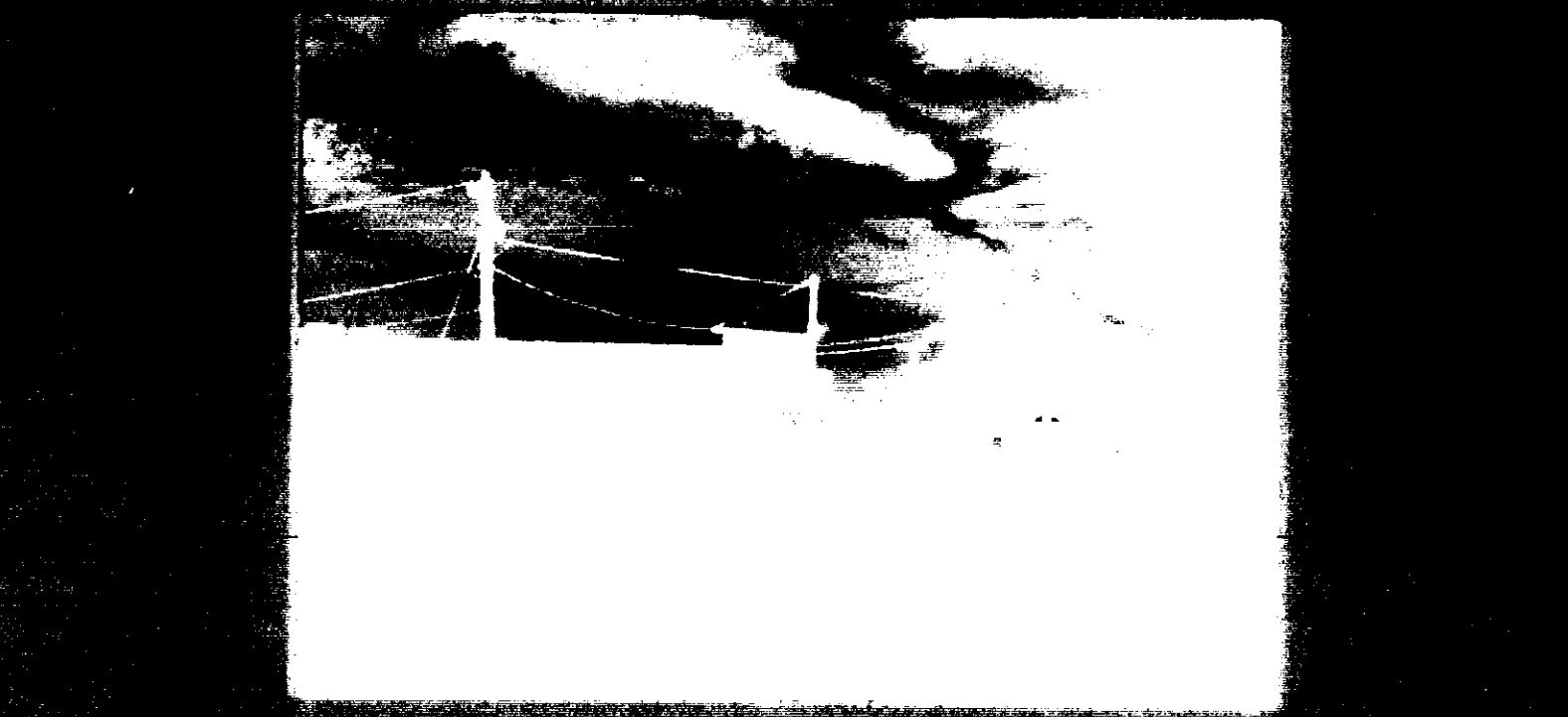
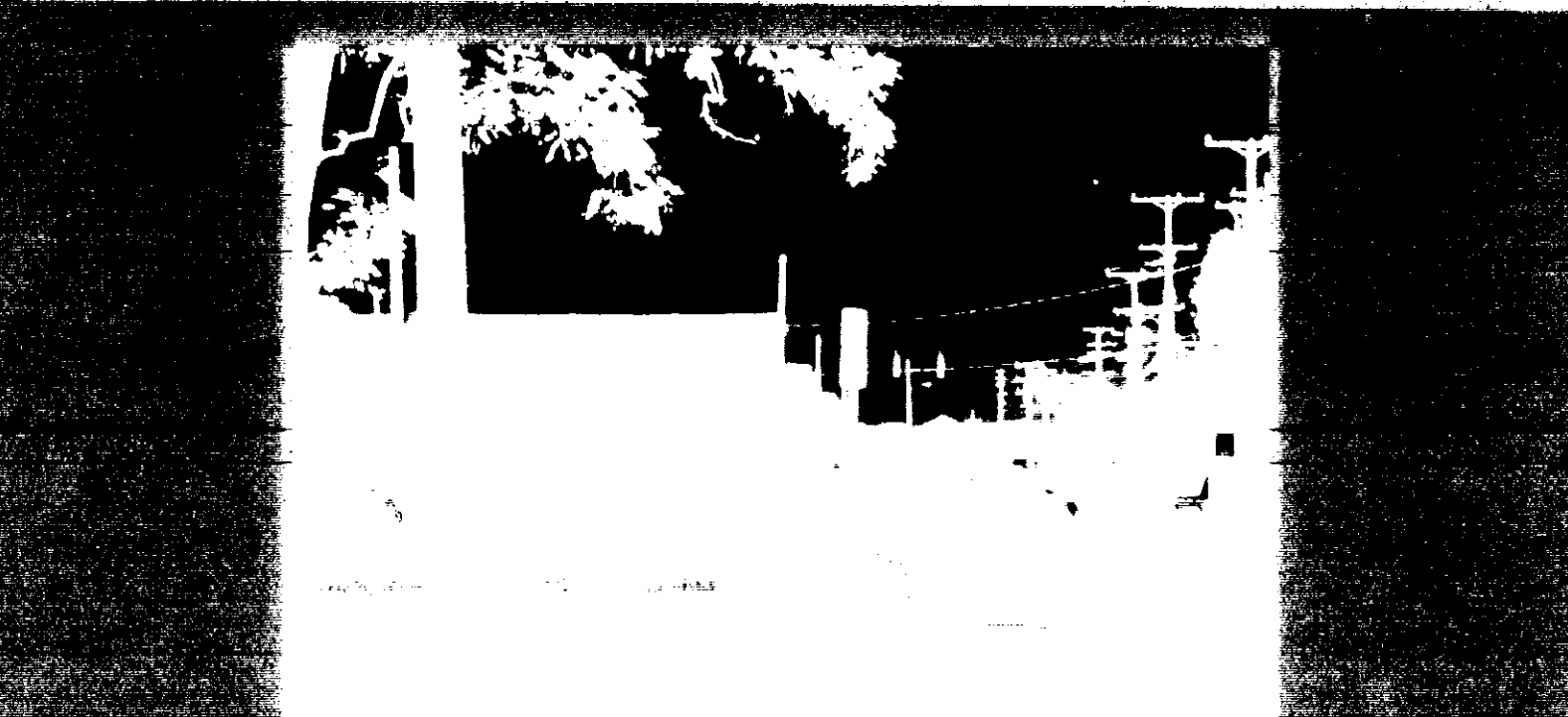
**VIEW OF SITE LOOKING SOUTH FROM RIVER HIGH ROAD**



**PETITIONER'S EXHIBIT 9**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

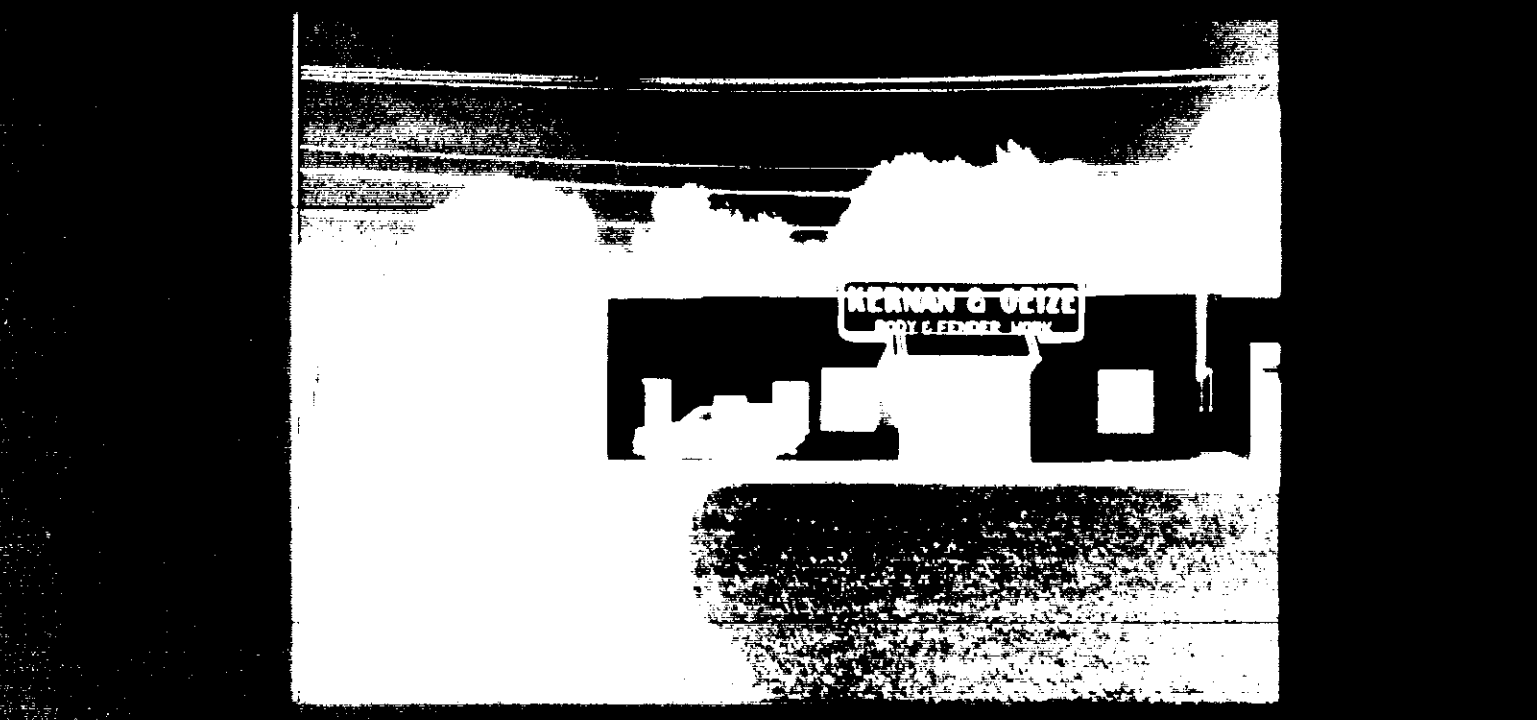
WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300

**PROPOSED SIGN LOCATION**

**PETITIONER'S EXHIBIT 10**  
**WILLIAM MONK, INC.**  
 LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

WILLIAM MONK, INC.  
 Courthouse Commons  
 222 Bosley Avenue, Suite B-7  
 Towson, Maryland 21204-4300



# PETITIONER'S EXHIBIT 11

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

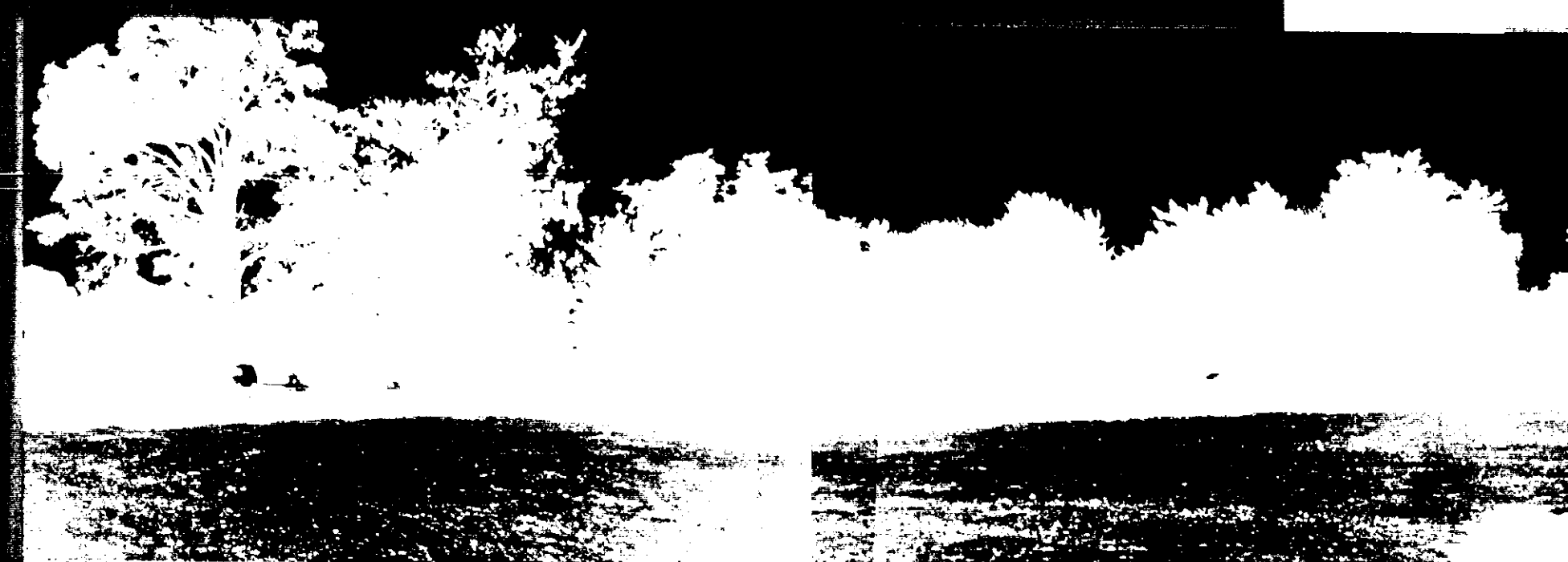


VIEW LOOKING EAST ACROSS PROPERTY

# PETITIONER'S EXHIBIT 12

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING



# PETITIONER'S EXHIBIT 13

WILLIAM MONK, INC.  
Courthouse Commons  
222 Bosley Avenue, Suite B-7  
Towson, Maryland 21204-4300

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING



VIEW LOOKING EAST ACROSS  
BACK RIVER NECK ROAD

# PETITIONER'S EXHIBIT 14

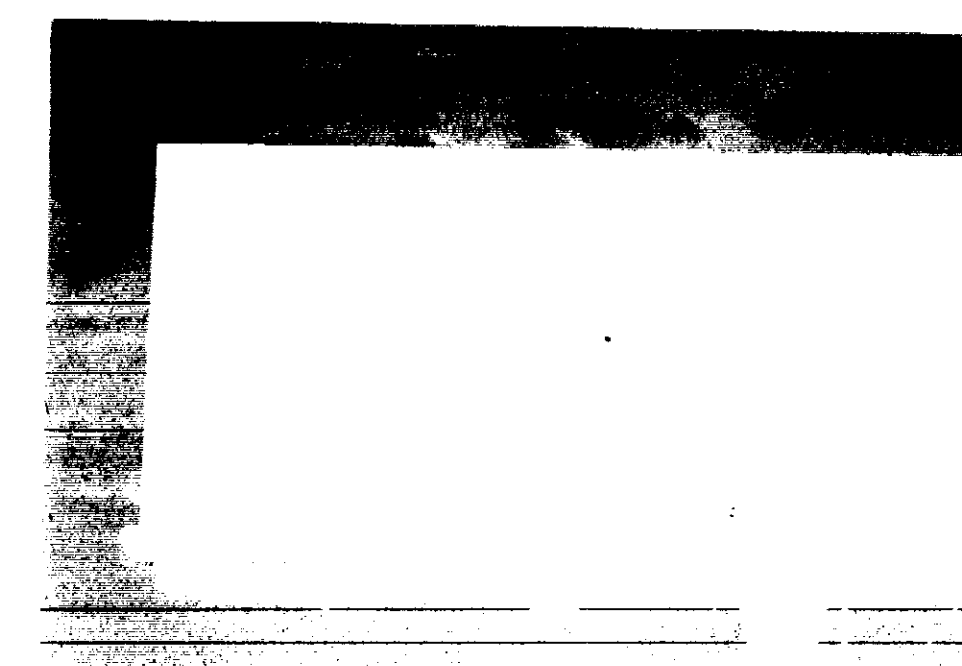
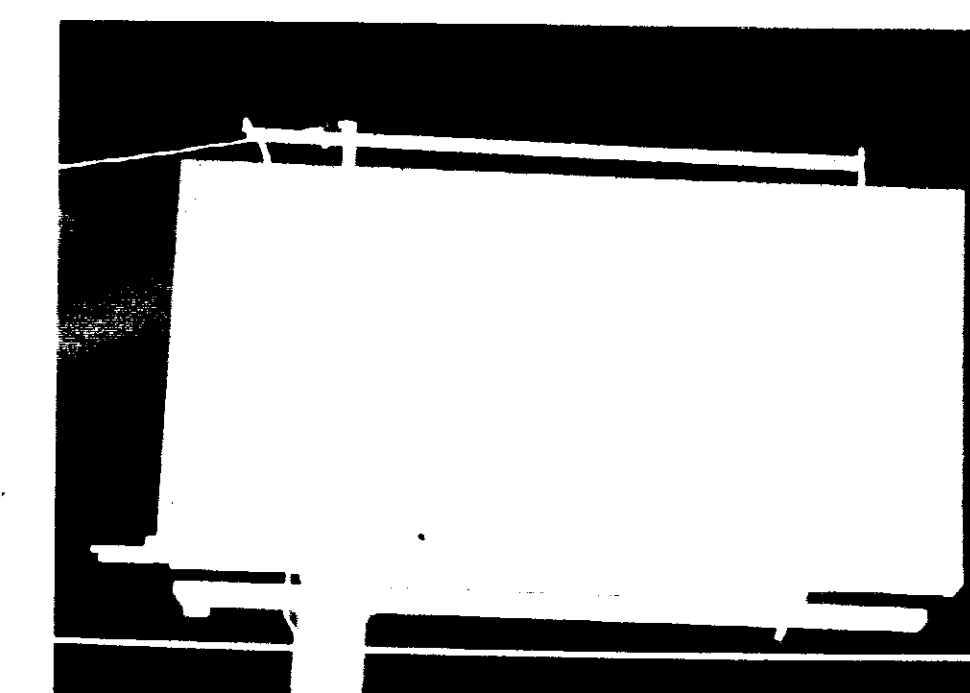
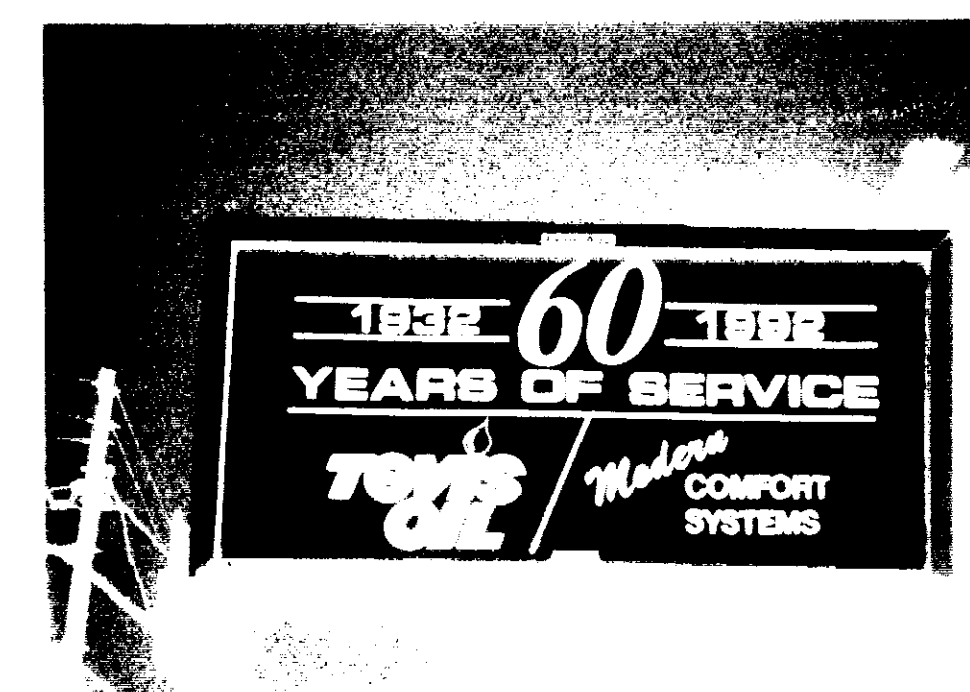
## Literature Search

## Effect of Outdoor Advertising Signs on Safety

Prepared by: Erdman and Associates, Inc.  
September 24, 1992

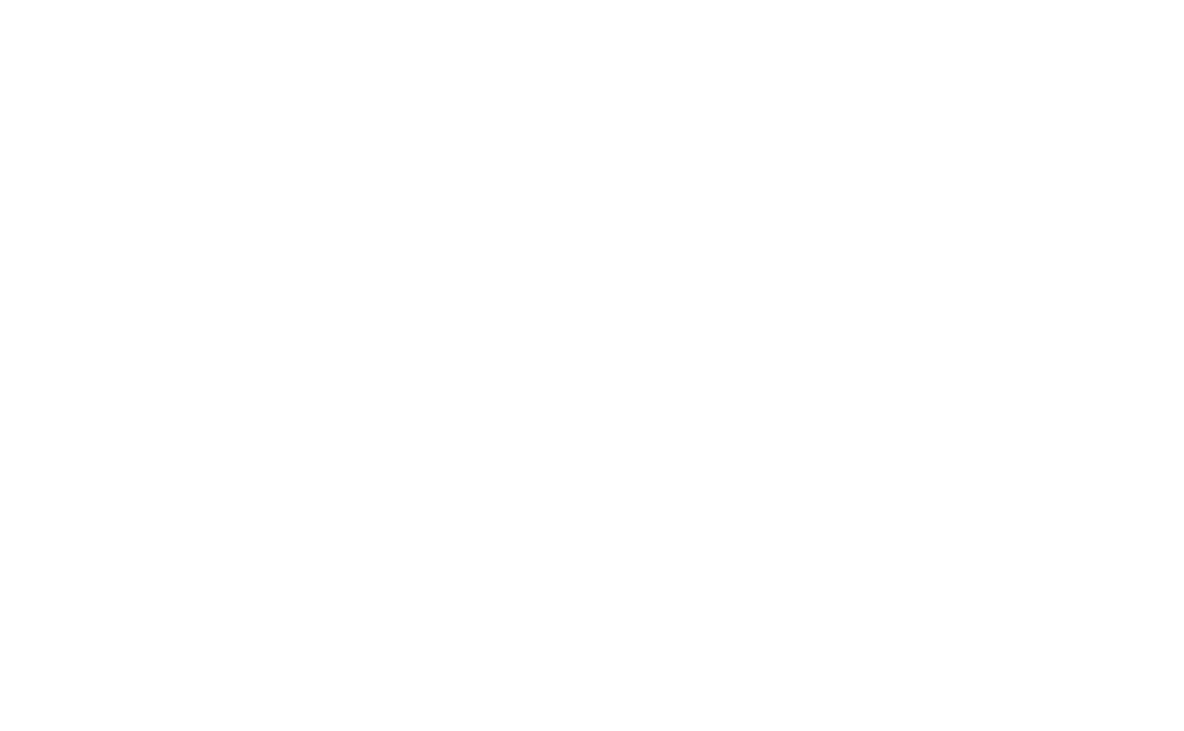
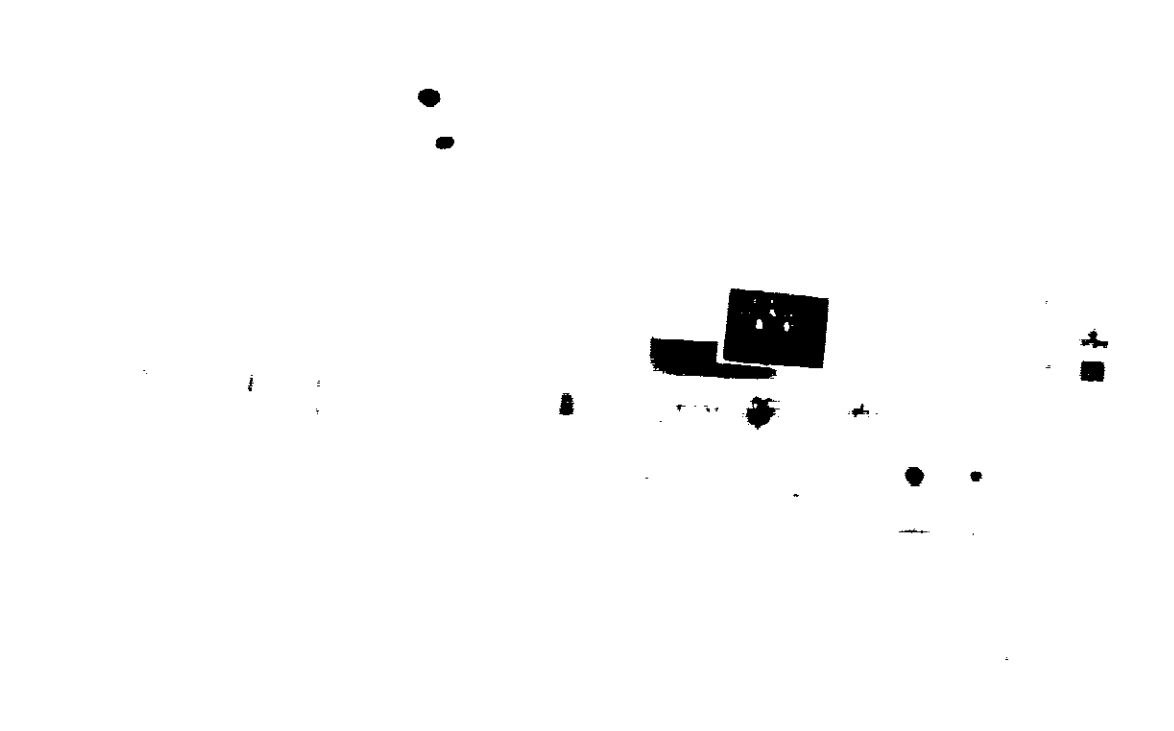
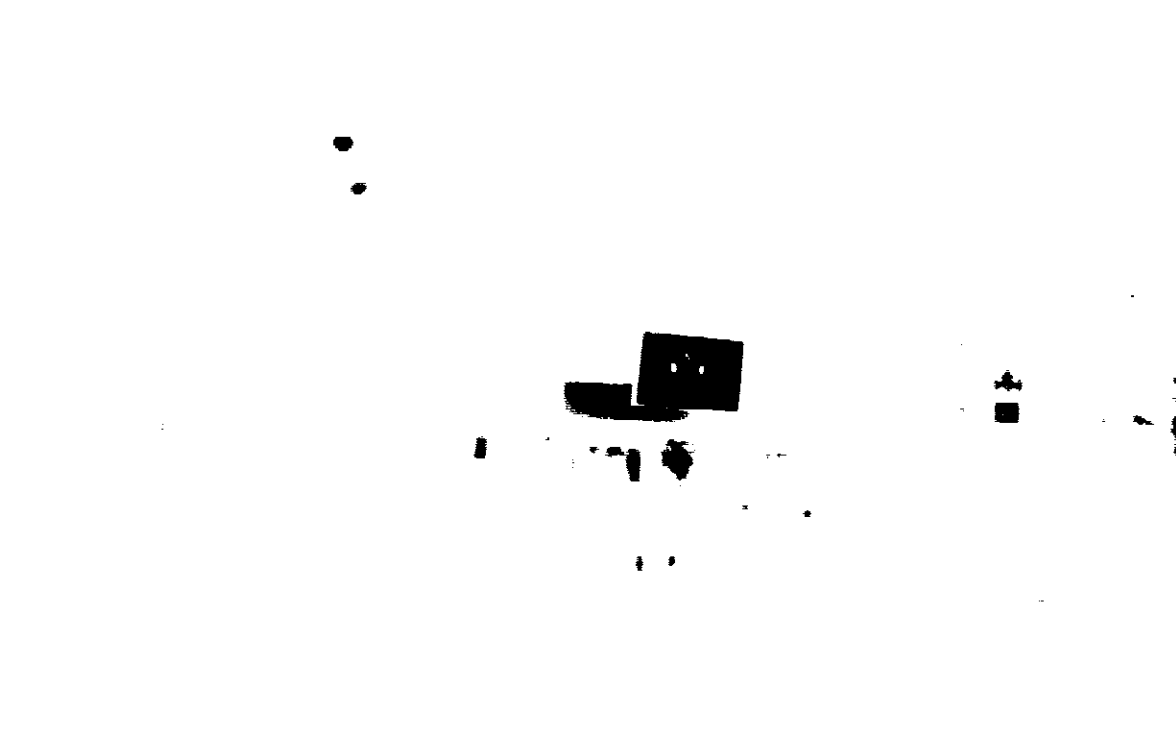
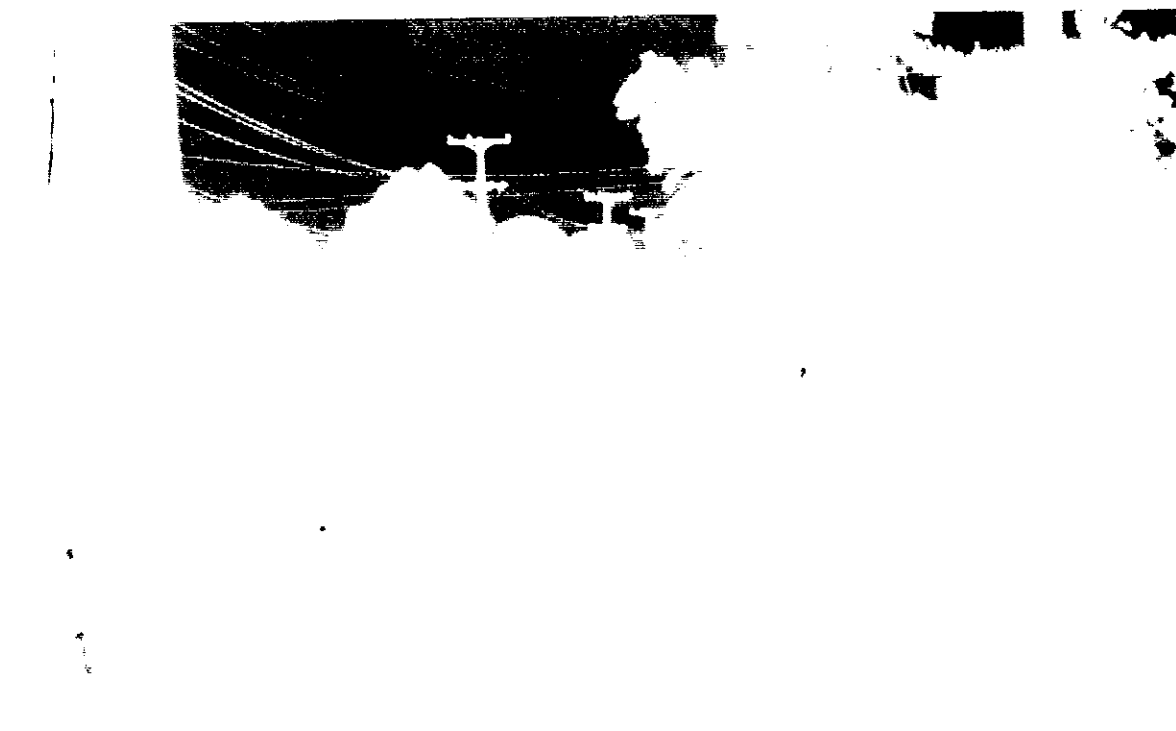
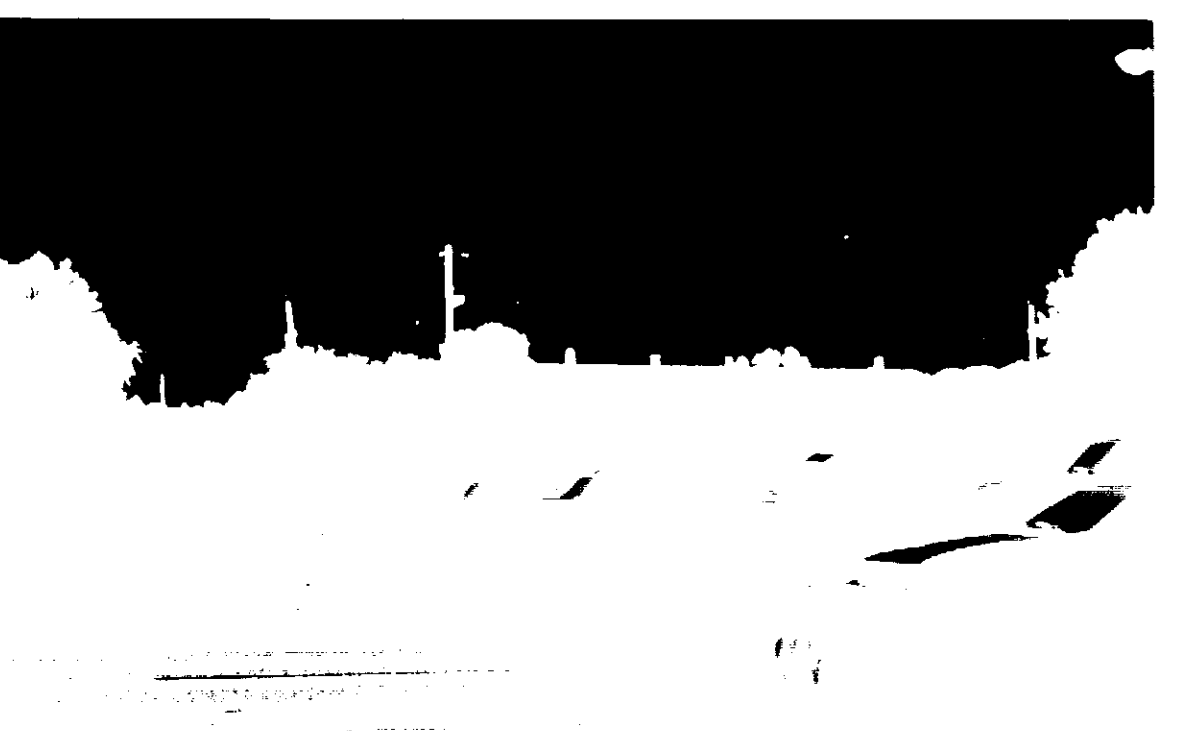
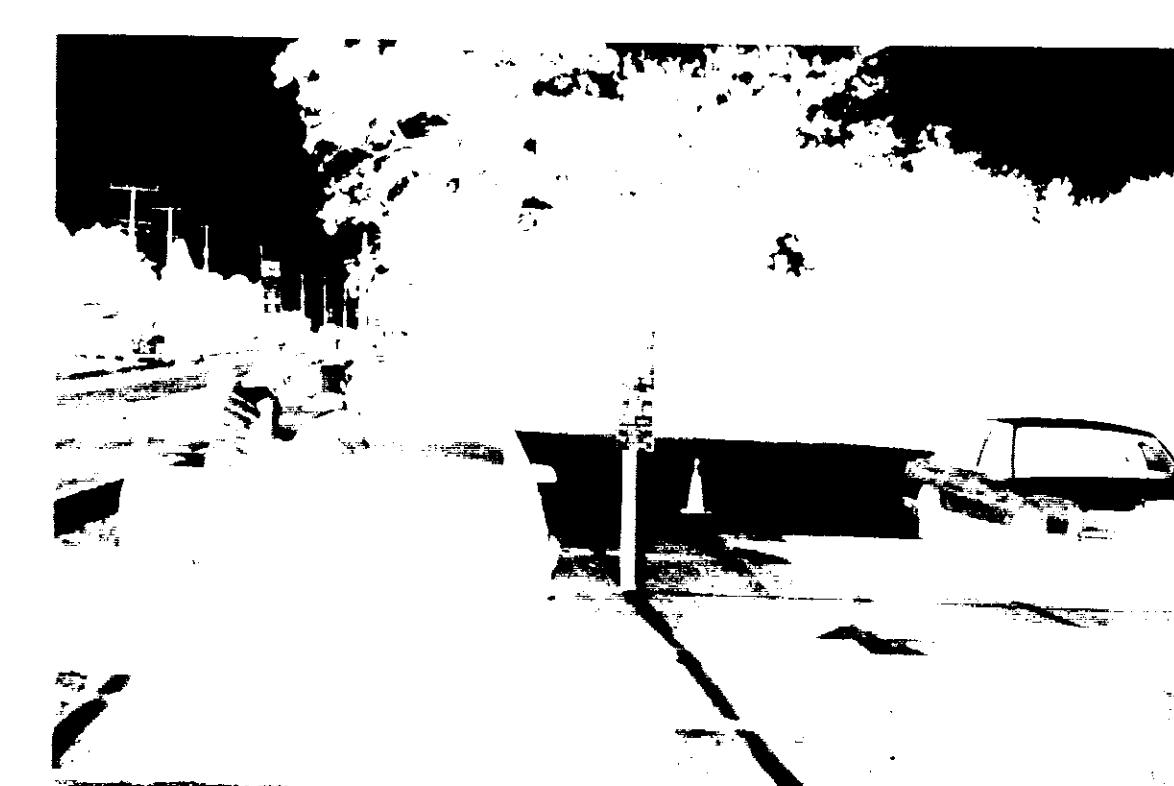
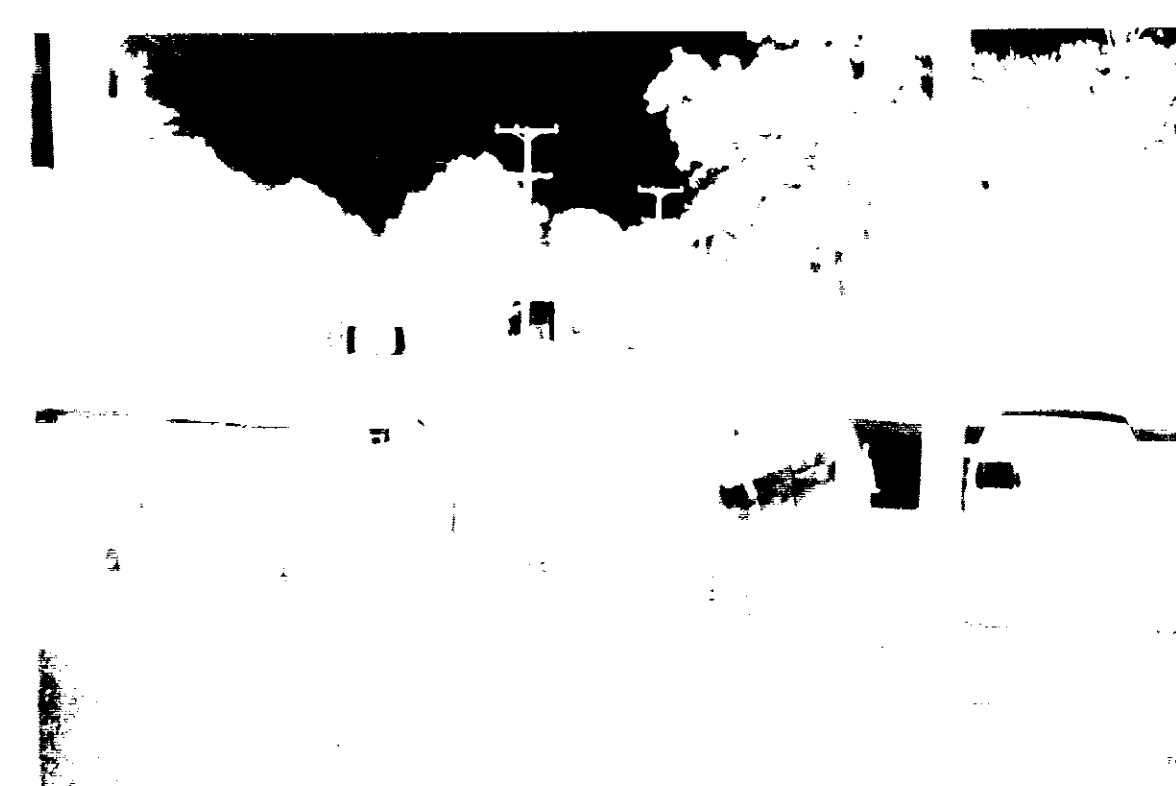
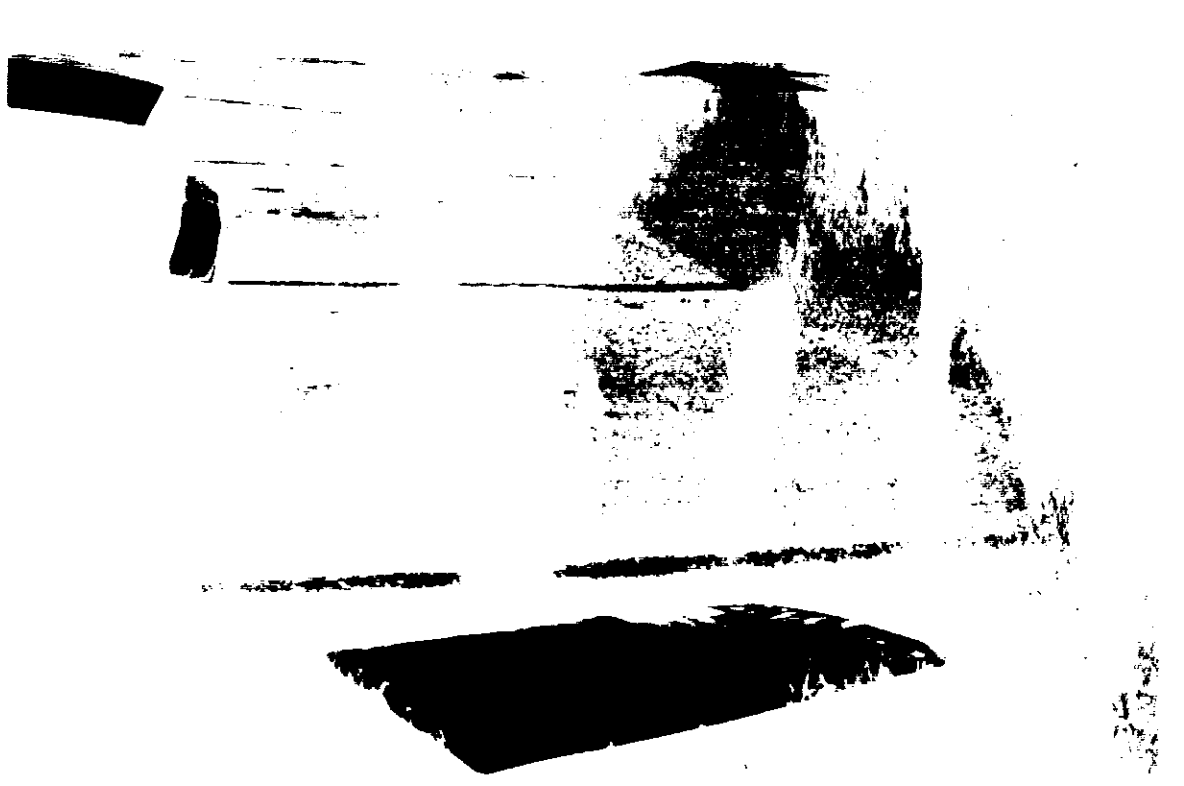
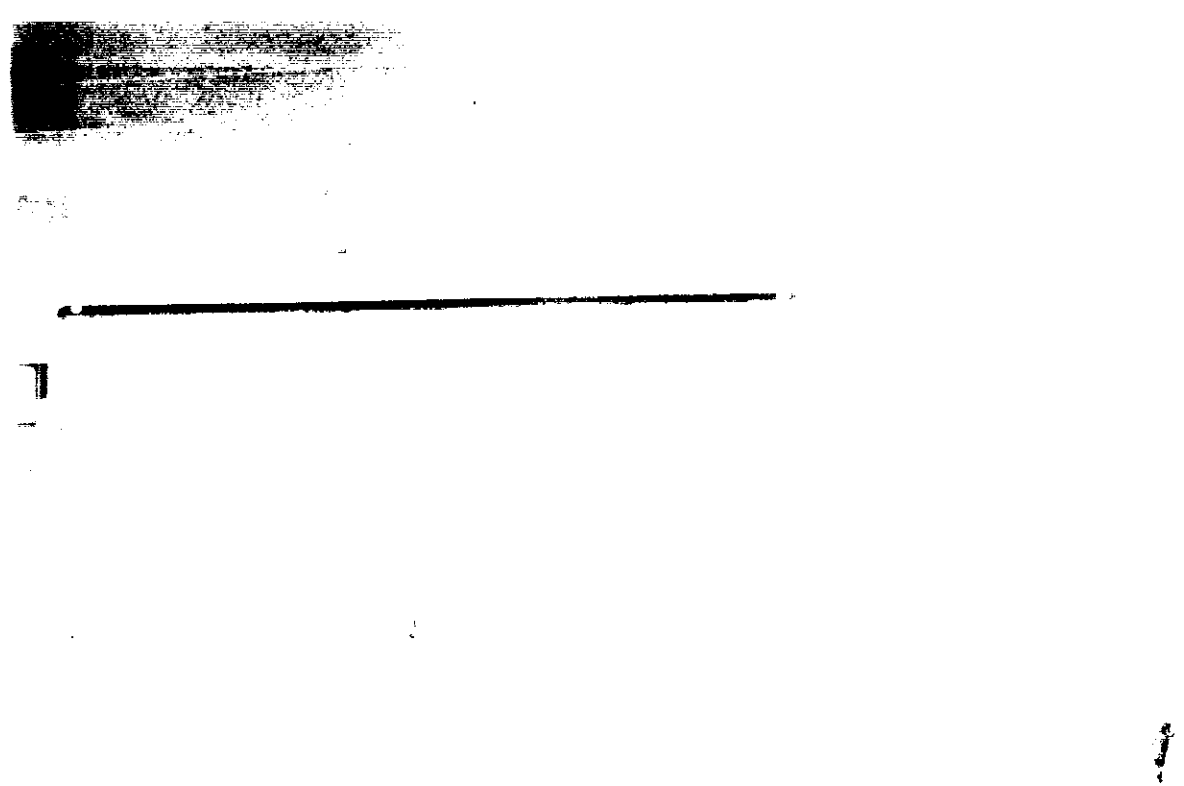
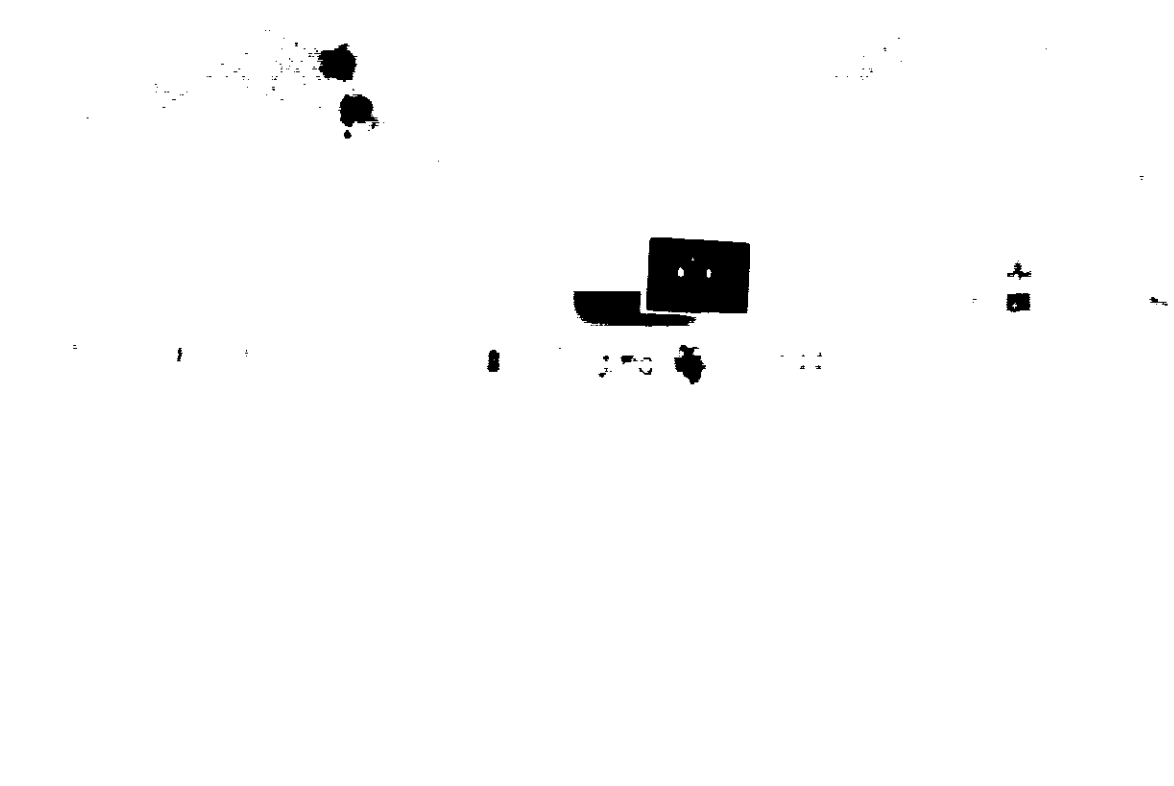
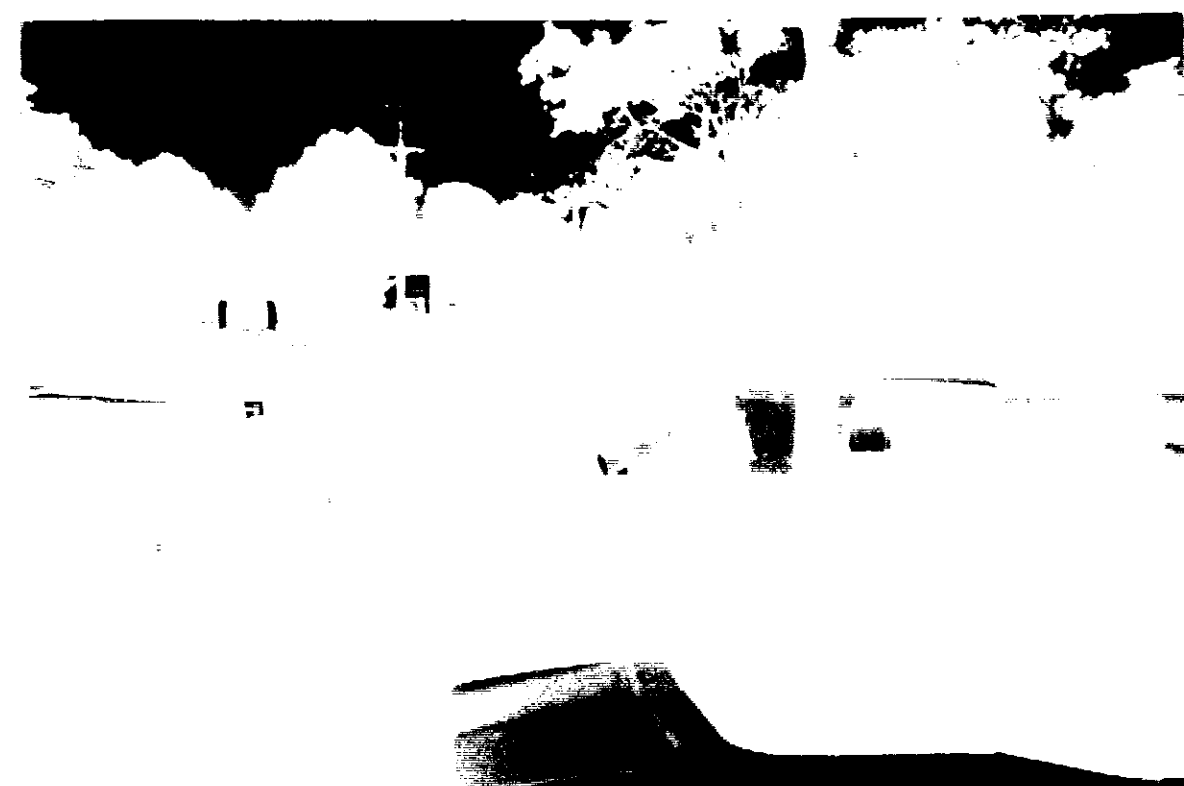


*Photographs  
Case 93-35-X*





Photographs  
Case 93-35-X

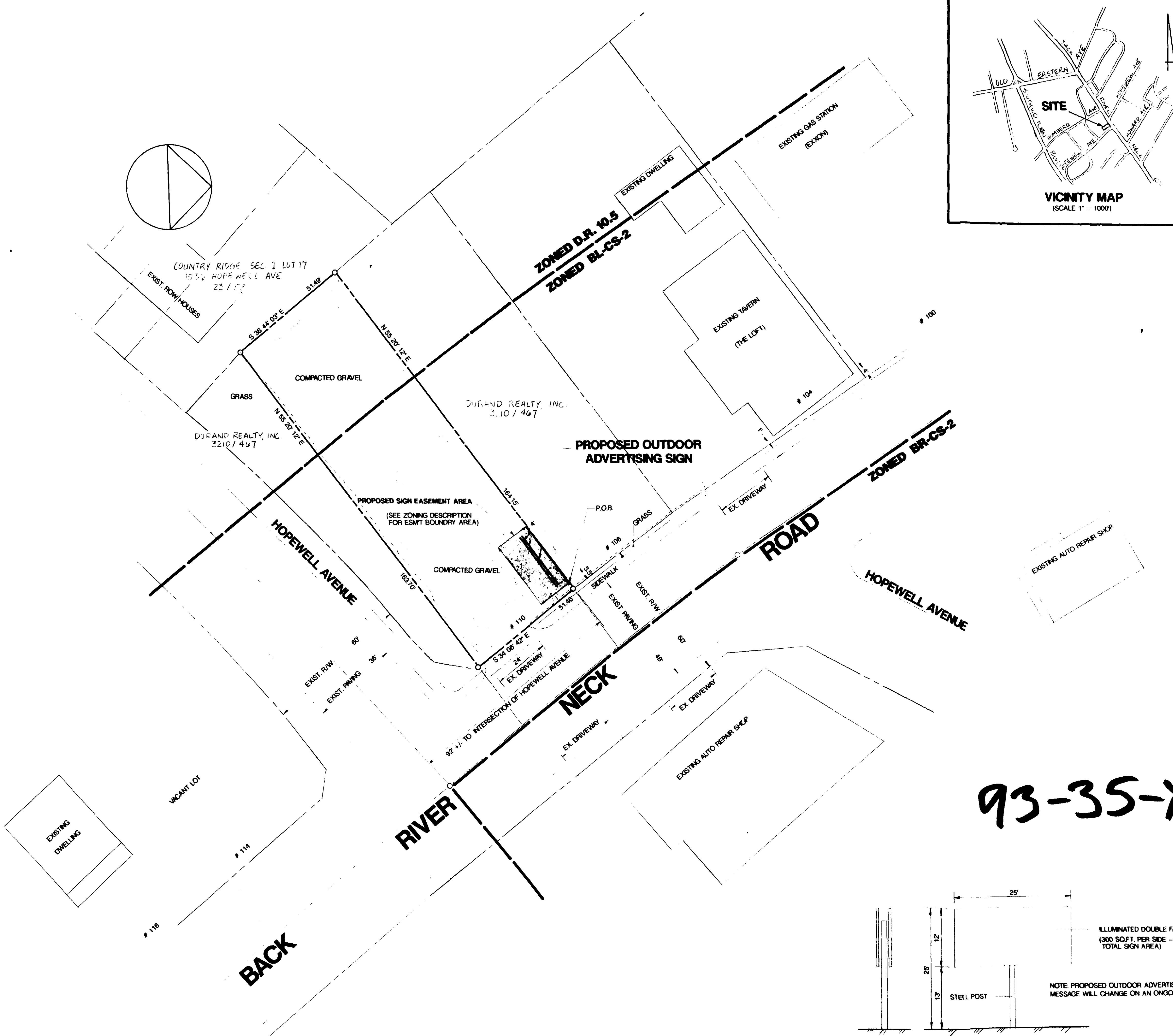


1. EXISTING ZONING: BL-CS-2  
 2. PROPOSED ZONING: BL-CS-2  
 3. LOT AREA: 9984 S.F. +/- GROSS  
 4. NET AREA: 8442 S.F. +/- NET  
 5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN  
 6. VARIANCES: NONE  
 7. EXISTING USE: (UNIMPROVED) GRAVEL LOT  
 8. PROPOSED USE: OUTDOOR ADVERTISING SIGN  
 9. PREVIOUS ZONING HEARINGS: NONE  
 10. PREVIOUS COMMERCIAL PERMITS: NONE  
 11. OWNERSHIP INFORMATION: SALVO AUTO PARTS, INC.  
 14 BACK RIVER NECK ROAD  
 BALTIMORE, MD 21221  
 12. DEED REFERENCE: 5706/59  
 13. TAX MAP: 97, GRID: 5, PARCEL: 490  
 14. CENSUS TRACT: 4505.02  
 15. ELECTION DISTRICT NO. 15  
 16. COUNTY COUNCIL DISTRICT NO. 5  
 17. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)
- | FRONT          | REQUIRED | PROVIDED     |
|----------------|----------|--------------|
| 5.5' (SEE #18) | 5.5' +/- | 4' / 45' +/- |
| SIDE           | 0'       | 133' +/-     |
| REAR           | 20'      | 133' +/-     |
18. SETBACK AVERAGING COMPUTATIONS: (SECTION 303.2(c) BCER)
- | BUILD TO NORTH (W/IN 100') | 1' +/-   |
|----------------------------|--|
| (104 BACK RIVER NECK RD)   | 0 (GREATER THAN 100' DISTANCE FROM SUBJECT PROPERTY) |
| (114 BACK RIVER NECK RD)   | 10' (REQUIRED)                                       |
| (110 BACK RIVER NECK RD)   | 10' +/- = 11/2 = 5.5'                                |

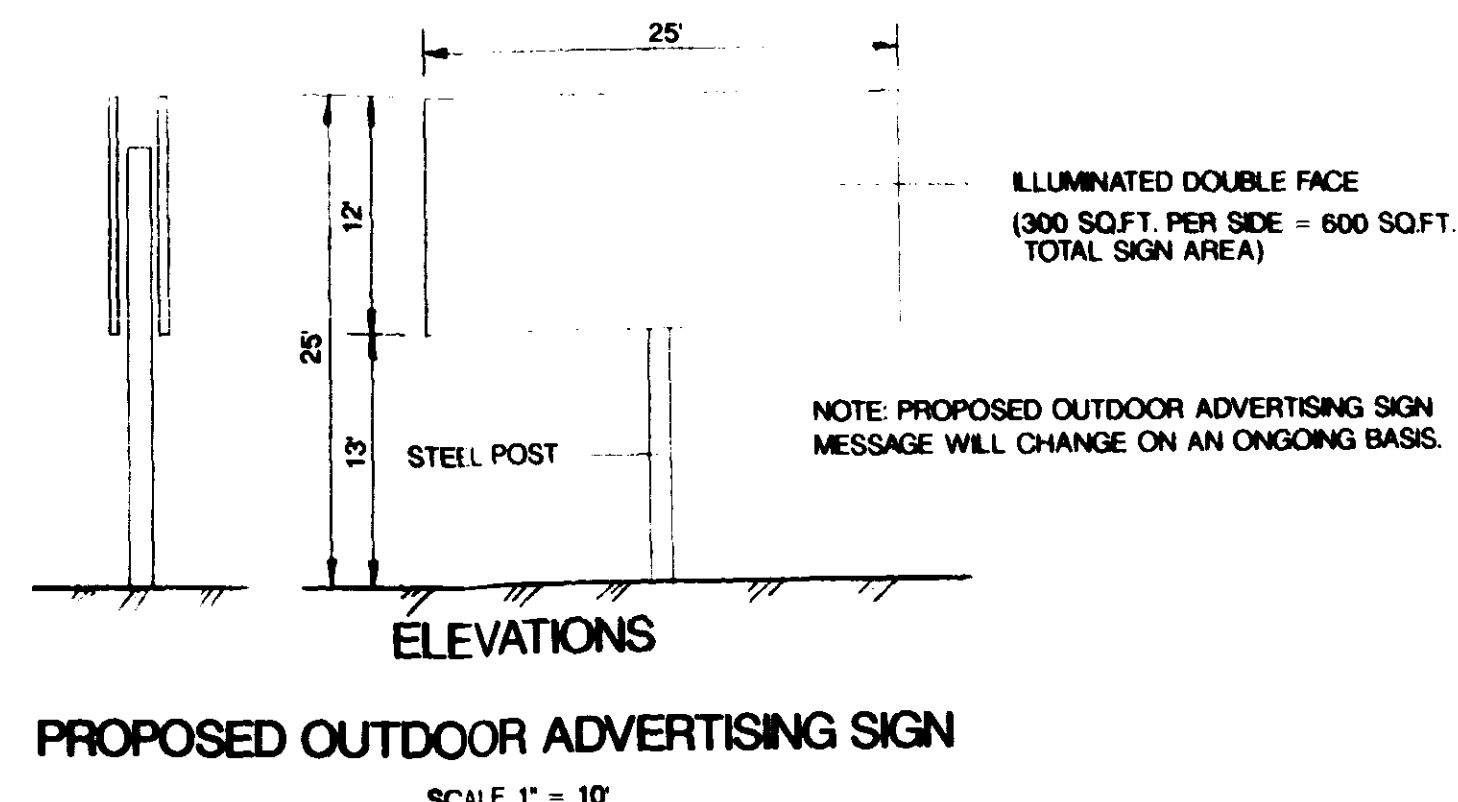
19. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL AISLES.  
 20. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES.  
 21. SIGNS: THERE ARE NO SIGNS PRESENTLY ON THE PROPERTY.  
 22. ZONING NOTES: OUTDOOR ADVERTISING SIGN SECTION 413.3 (BCER)
- A. TOTAL SURFACE AREA OF SIGN = 300 S.F. PER SIDE (600 S.F. TOTAL)  
 B. N/A  
 C. THE SIGN IS LOCATED BEHIND THE FRONT YARD SETBACK (AVERAGE)  
 D. THE SIGN IS NOT LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION.
- E. EXISTING USES
- | EXISTING USE                 | FRONTAGE |
|------------------------------|----------|
| UNIMPROVED GRAVEL LOT (SITE) | 51' +/-  |
| (110 BACK RIVER NECK RD)     | 51' +/-  |
| UNIMPROVED GRAVEL LOT        | 99' +/-  |
| TAVEN                        | 160' +/- |
| GAS STATION                  | 361' +/- |
| TOTAL FRONTAGE               | 724      |
| PERCENT COMMERCIAL           | 724      |
- F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.  
 G. N/A  
 H. N/A  
 I. N/A
- SECTION 413.5 (BCER)
- A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION)  
 B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.  
 C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND UNDEGRADED VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.  
 D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (BACK RIVER NECK RD).  
 E. THE SIGN WILL BE ILLUMINATED IN SUCH A MANNER TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

#### LINE TABLE

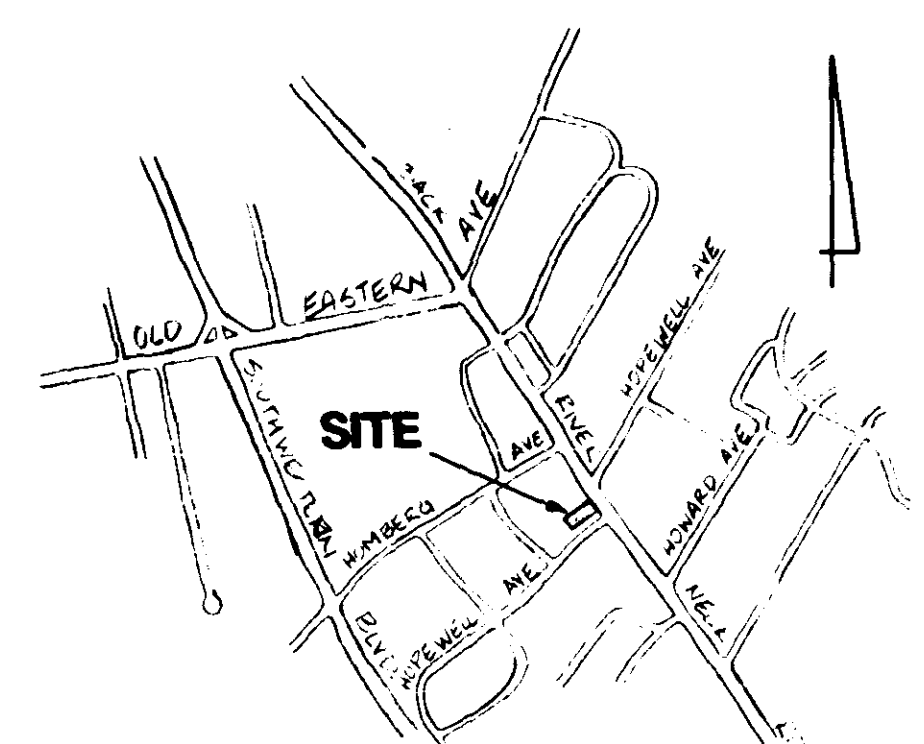
- SIGN EASEMENT AREA
- SOUTH 34 DEGREES, 39 MINUTES, 48 SECONDS EAST, 15 FEET
  - SOUTH 55 DEGREES, 20 MINUTES, 12 SECONDS WEST, 30 FEET
  - NORTH 34 DEGREES, 39 MINUTES, 48 SECONDS WEST, 15 FEET
  - NORTH 55 DEGREES, 20 MINUTES, 12 SECONDS EAST, 30 FEET



93-35-X



VICINITY MAP  
(SCALE 1" = 1000')



PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

110 BACK RIVER NECK ROAD  
NORTH OF HOPEWELL AVENUE  
BALTIMORE COUNTY, MARYLAND

#37

WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS SUITE B-7  
TOWSON, MARYLAND 21204  
(410) 284-8921

APPLICANT  
PENN ADVERTISING OF BALTIMORE, INC.  
3001 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

DATE: 7/9/1992  
JOB NO: 92-044  
SCALE: 1" = 20'





- NOTES:
- EXISTING ZONING: BL-CS-2
  - PROPOSED ZONING: BL-CS-2
  - LOT AREA: 9986 S.F. +/- GROSS
  - NET AREA: 8442 S.F. +/- NET
  - SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
  - VARIANCES: NONE
  - EXISTING USE: (UNIMPROVED) GRAVEL LOT
  - PROPOSED USE: OUTDOOR ADVERTISING SIGN
  - PREVIOUS ZONING HEARINGS: NONE
  - PREVIOUS COMMERCIAL PERMITS: NONE
  - OWNERSHIP INFORMATION: SALVO AUTO PARTS, INC.  
14 BACK RIVER NECK ROAD  
BALTIMORE, MD 21221

- DEED REFERENCE: 5706/59
- TAX MAP: 97, GRID: 5, PARCEL: 490
- CENSUS TRACT: 4505.02
- ELECTION DISTRICT NO. 15
- COUNTY COUNCIL DISTRICT NO. 5
- SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION):  
FRONT 5.5' (SEE #18) 5.5' +/-  
SIDE 0' 4' / 15' +/-  
REAR 20' 133' +/-
- SETBACK AVERAGING COMPUTATIONS: (SECTION 303.2(c) BCER)  
BLDG TO NORTH (W/IN 100') 1' +/-  
(104 BACK RIVER NECK RD) 0 (GREATER THAN 100' DISTANCE FROM  
BLDG TO SOUTH (N/A) 10' (SUBJECT PROPERTY)  
SUBJECT PROPERTY 10' (REQUIRED)  
(110 BACK RIVER NECK RD)  
AVERAGE SETBACK 10' + 1' = 11/2 = 5.5'

- PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES, LOADING AREAS OR TRAVEL AISLES

- UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
- SIGNS: THERE ARE NO SIGNS PRESENTLY ON THE PROPERTY.

- ZONING NOTES: OUTDOOR ADVERTISING SIGN  
SECTION 413.3 (BCER)  
A. TOTAL SURFACE AREA OF SIGN = 300 S.F. PER SIDE (600 S.F. TOTAL)  
B. N/A  
C. THE SIGN IS LOCATED BEHIND THE FRONT YARD SETBACK (AVERAGE)  
D. THE SIGN IS NOT LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION.  
E. EXISTING USES  
UNIMPROVED GRAVEL LOT (SITE) 51' +/-  
(110 BACK RIVER NECK RD)  
UNIMPROVED GRAVEL LOT 51' +/-  
(108 BACK RIVER NECK RD)  
TAVEN 99' +/-  
(104 BACK RIVER NECK RD)  
GAS STATION 160' +/-  
(100 BACK RIVER NECK RD)  
TOTAL FRONTAGE 361' +/-  
PERCENT COMMERCIAL 72%

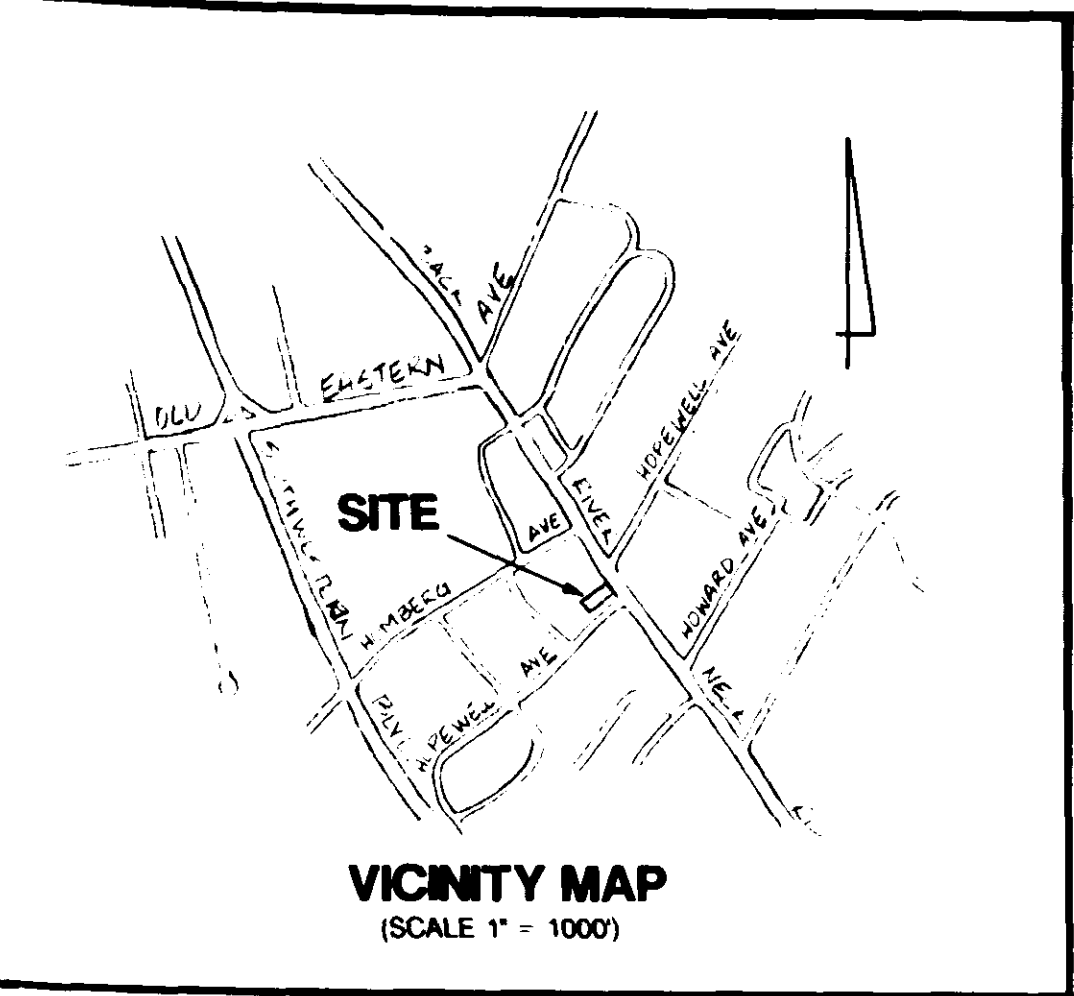
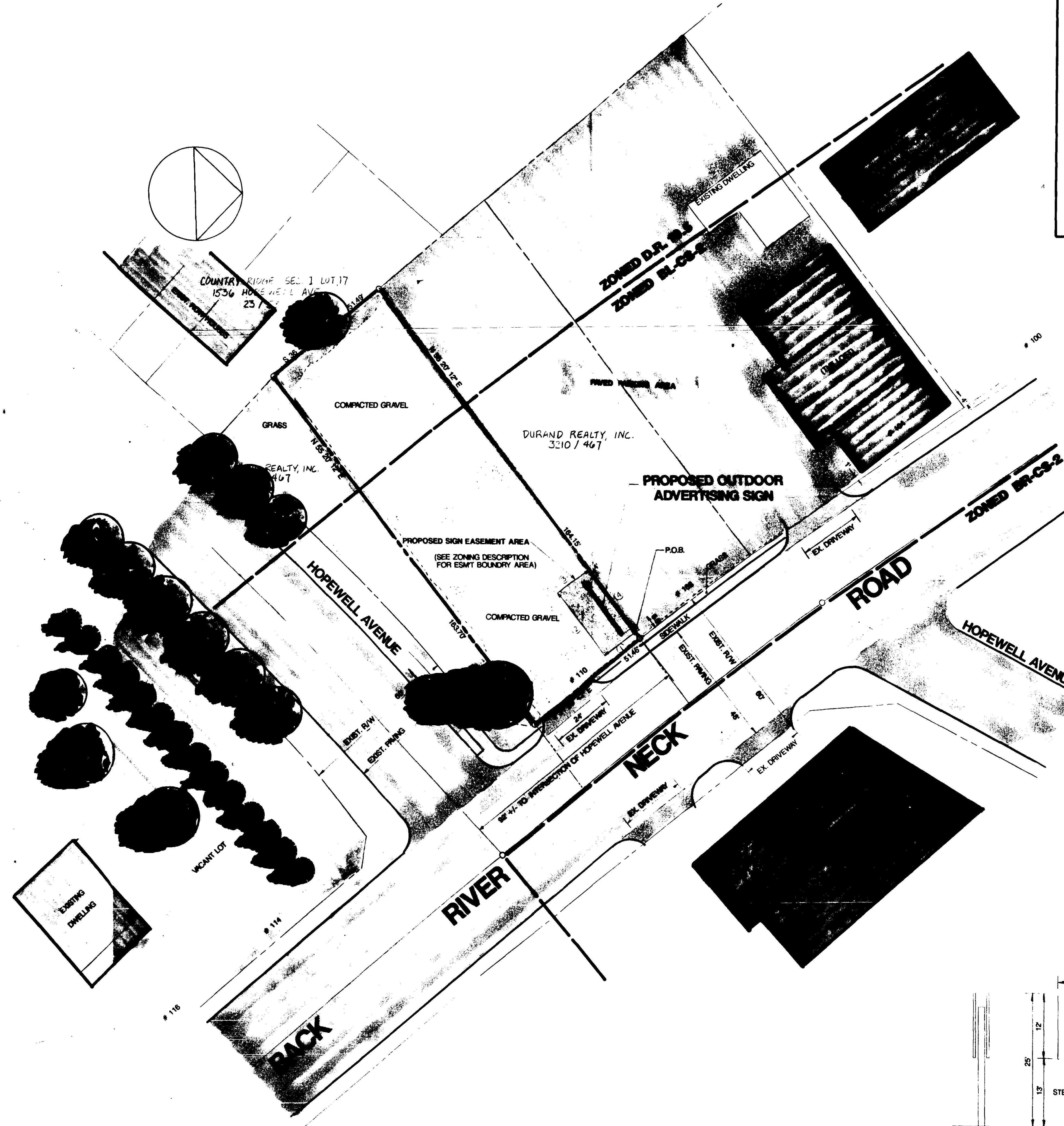
- THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
- N/A
- N/A
- N/A

- SECTION 413.5 (BCER)  
A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE OR FACES OF THE SIGN. (SEE ELEVATION)  
B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.  
C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.  
D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (BACK RIVER NECK RD).  
E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

#### LINE TABLE

##### SIGN EASEMENT AREA

- SOUTH 34 DEGREES, 39 MINUTES, 48 SECONDS EAST, 15 FEET
- SOUTH 55 DEGREES, 20 MINUTES, 12 SECONDS WEST, 30 FEET
- NORTH 34 DEGREES, 39 MINUTES, 48 SECONDS WEST, 15 FEET
- NORTH 55 DEGREES, 20 MINUTES, 12 SECONDS EAST, 30 FEET



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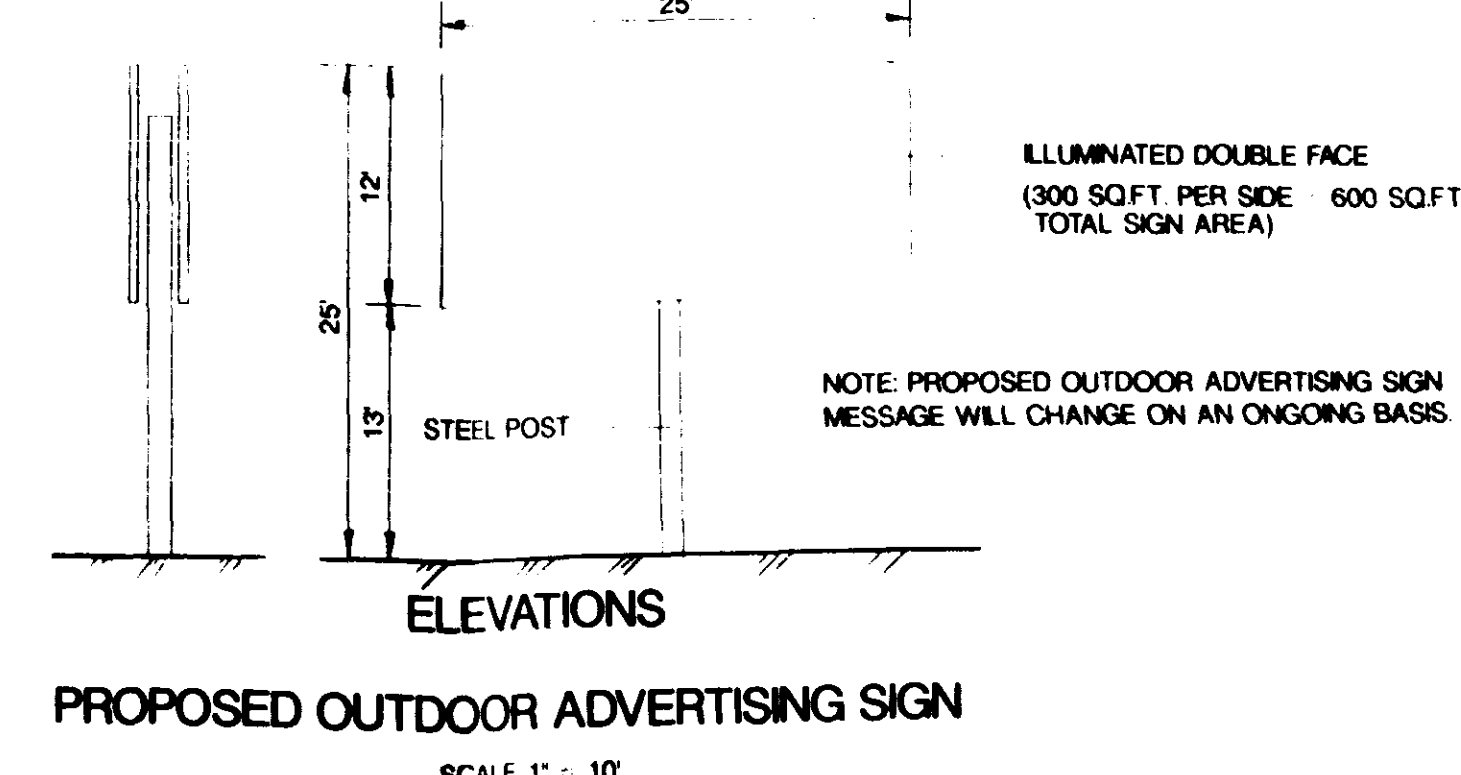
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DATE 7/9/1992 JOB NO. 92-044 SCALE 1" = 20'

### PETITIONER'S EXHIBIT 1915



PROPOSED OUTDOOR ADVERTISING SIGN

SCALE 1" = 10'

